

PRESCOTT

EST 1784
THE FORT TOWN

Official Plan Review



Final Background Report

July 2020





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1.0 Introduction

The Town of Prescott is undertaking the legislated review of its Official Plan pursuant to Sections 17 and 26 of the Planning Act, RSO 1990, as amended. The current Official Plan was adopted in April 2005 and approved by the Ministry of Municipal Affairs and Housing (MMAH) in March 2006. The Official Plan was last updated in May 2018, to be consistent with the Provincial Policy Statement, 2014, which was in effect at that time.

1.1 What is an Official Plan?

An Official Plan is a policy document adopted by Council under the provisions of the Planning Act. As such, it must reflect matters of provincial interest and applies to all lands within the Town. The Official Plan expresses the vision and objectives for the community and identifies land use designations to help guide and direct growth and development over a planning horizon of up to 25 years.

The 2020 Provincial Policy Statement (PPS) directs that municipalities must be able to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment, and if necessary, lands which are designated and available for residential development. Where new development is to occur, municipalities must maintain a three-year supply of land with servicing capacity to accommodate residential units on land that is suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Planning for growth and development beyond 25 years is not required, as population projections and associated residential land needs may change over time.

For specific areas, Council may also adopt more detailed secondary plans and community improvement plans which build on the Official Plan policies. The Official Plan directs where development should be located, how infrastructure and public works are to be planned, and how cultural and natural heritage features and areas are to be protected and conserved. All public infrastructure spending and construction must conform to the Official Plan. The use and development of individual parcels of lands is influenced by the Official Plan, which establishes specific policies related to lot creation, zoning, and site plan control.

1.2 Why is the Official Plan Being Reviewed?

The Official Plan is being reviewed to ensure that the most current provincial and municipal planning policy objectives are reflected. Since the current Town of Prescott Official Plan was approved, a new PPS has been issued, and there have been other legislative changes that are described in this report. Through the Review process, municipalities can also revise existing policies to adapt to local changes, and reflect the vision and planning goals for the Town, as identified by residents and Council. The Review process also provides an opportunity to consolidate previously approved Official Plan Amendments.

Some of the Town's key areas of interest for policy updates include encouraging economic development (particularly around Highway 401), housing options with consideration for neighbourhood design and compatibility, and recreation and tourism, as well as a review of cultural heritage policies with respect to how to deal with dilapidated designated heritage properties.

1.3 How is the Official Plan Related to the Zoning By-law?

Once the Official Plan is approved, the Town's Zoning By-law must be updated within three (3) years to conform to the new Official Plan land use policies. The Zoning By-law implements the policies of the Official Plan by establishing permitted uses in each Zone. It provides detailed development standards to regulate the size, height, density, and location of buildings and structures on properties, and also includes requirements for landscaping and parking, among other matters.

1.4 Background Report Overview

This Background Report has been prepared to direct the Town of Prescott Official Plan Review by describing the current community profile, providing a growth management strategy and vacant lands analysis, and identifying policies and provisions that may be missing or require updating. The planning horizon for the Official Plan must conform to the 25-year planning horizon set out in the 2020 PPS.

This Background Report is organized as follows:

- **Section 2** of this report provides a **community overview** of the Town of Prescott and its land use characteristics;
- **Section 3** describes the **regulatory planning framework** applicable to the Town of Prescott, including recent revisions to the 2020 PPS and other key provincial legislation and regional policies;
- **Section 4** provides an overview of the **local municipal planning context**, including a summary of the existing Official Plan and other local municipal documents that must be considered when updating the Town of Prescott Official Plan;
- **Section 5** includes a **growth management analysis** to identify vacant land and housing requirements to the year 2039; and
- **Section 6** provides a **conclusion** to the Background Report.

Two (2) appendices are also included in this report. **Appendix A** contains a Growth Management Analysis Memo, dated February 12, 2020, prepared by Hemson Consulting Limited. **Appendix B** contains a detailed analysis of the policy issues to be addressed in the Town of Prescott Official Plan, based on a review of the Provincial Policy Statement, 2020.

1.5 Government Agencies, Interest Groups, Indigenous, and Community Engagement

Engagement with government agencies, Indigenous communities, regional and local interest groups and organizations, and local community members is integral to the Official Plan Review process. The engagement program for the Official Plan Review is designed to inform and seek feedback from the community through various methods to ensure their input is considered in updating the Official Plan policies. The following agencies and interest groups have been identified to be engaged as part of the Official Plan Review process:

- Canadian Coast Guard;
- CSE Consulting;
- Fort Wellington National Historic Site;
- Grenville Community Futures Development Corporation (CFDC);
- Leeds & Grenville Approved Professionals Inc.;
- Leeds Grenville Small Business Enterprise Centre (LGSBEC);
- Prescott Business Improvement Area (BIA);
- South Grenville Chamber of Commerce;
- St. Lawrence Corridor Economic Development Commission (SLCEDC);
- St. Lawrence Shakespeare Festival;
- Regional Tourism Organization (RTO) 9 - South Eastern Ontario;
- Rideau St. Lawrence Distribution/Utilities Inc.; and
- Local businesses and industries.

While there are no Indigenous reserves located within the Town, the Official Plan Review process includes engagement with the following Indigenous communities which may have interests in the surrounding area: Mohawks of Bay of Quinte, Mohawks of Akwesasne, Algonquins of Ontario, Algonquins of Pikwàkanagàn, and Métis Nation of Ontario. In the early stages of the Official Plan Review, lands management or consultation staff at each of the communities will be contacted to introduce the project, determine any specific Indigenous community interests, and how the communities would like to be engaged in the process moving forward. An Indigenous Engagement Record will be maintained throughout the Official Plan Review process, and will be submitted to the Ministry of Municipal Affairs and Housing (MMAH) along with the Final Official Plan for their review and approval.

Community engagement opportunities are integral in gathering public input regarding the Town's future on matters, such as:

- Vision and land use objectives;
- Land use designations (e.g. residential, commercial, parks);
- Permitted uses within each land use designation (e.g. single-detached and semi-detached dwellings, apartments, retail stores, offices, industrial uses);
- Protection and preservation of natural environment features (e.g. Provincially Significant Wetlands or coastal wetlands); and
- Energy conservation, air quality and climate change policies.

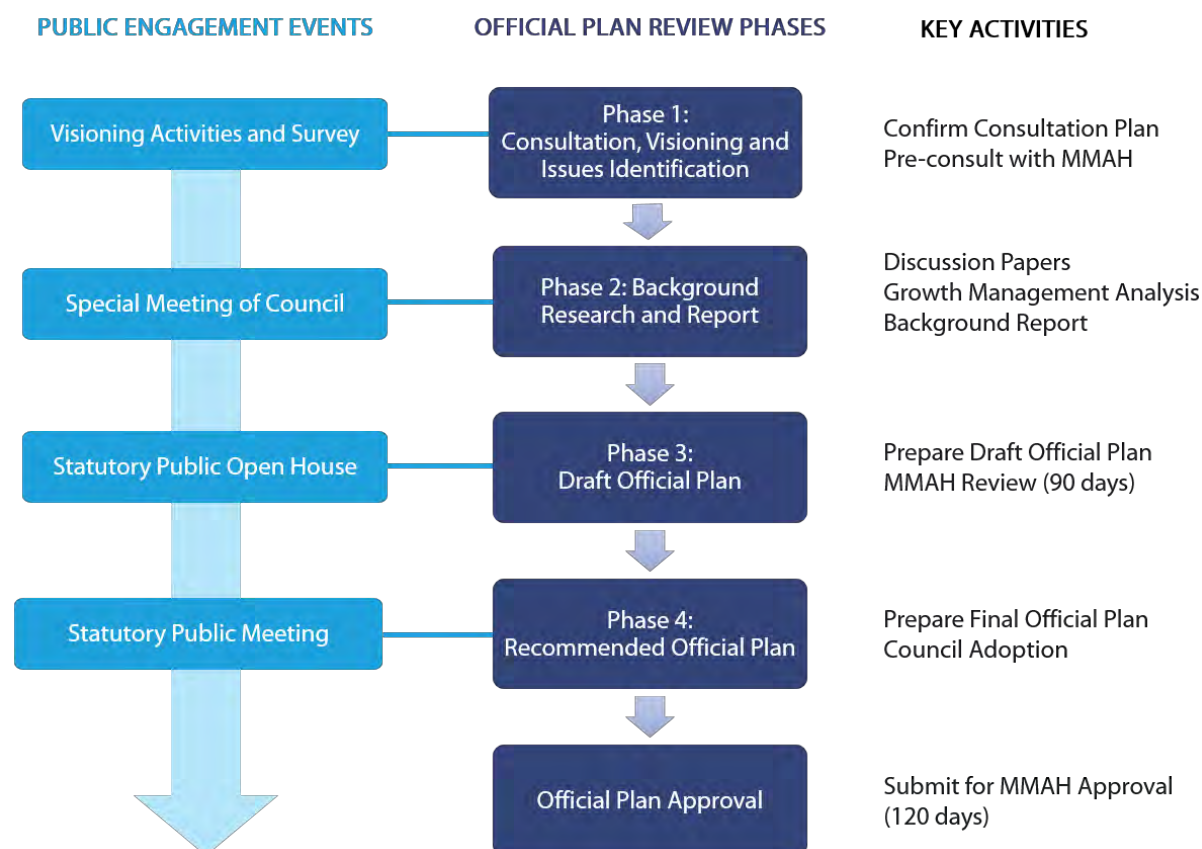
As part of the community engagement process, a project webpage has been developed on the Town's website, which provides project information, including presentation materials and draft and final documents as they become available. The Town's website, social media platforms (Twitter and Facebook), notice postings in various locations and local newspapers, will be used to advertise the various engagement opportunities, including Visioning activities and surveys, public open houses, and public meetings.

Visioning activities will be held virtually in Summer 2020 due to COVID-19, in conjunction with a community-wide Visioning survey which will be made available via the Town's website. The Visioning activities will include a focused session and survey on Economic Development for specific stakeholders in the Town, as well as online presentation materials and a survey open to all members of the community. Input received from residents and stakeholders will be used to review and refresh the vision for the Town, and to set the foundation for the objectives and land use policies in the Official Plan. Over the course of the Official Plan Review, the following additional engagement opportunities will be held to gain community feedback at major project milestones and to present key project deliverables:

- A Special Meeting of Council to present the key findings from the Background Report and Discussion Papers, and to seek direction from Council as to how to proceed with the Draft Official Plan preparation;
- The Draft Official Plan will be circulated to Town Council, Staff, and commenting agencies, and posted on the project webpage for public review and feedback. A Statutory Public Open House, under the Planning Act, will be held to present the Revised Draft Official Plan to the community;
- A Statutory Public Meeting, under the Planning Act, will be held to present the Final Draft Official Plan to the community prior to Council adoption.

The project process and key community engagement events are illustrated in **Figure 1-1**.

Figure 1-1: Official Plan Review Project Process



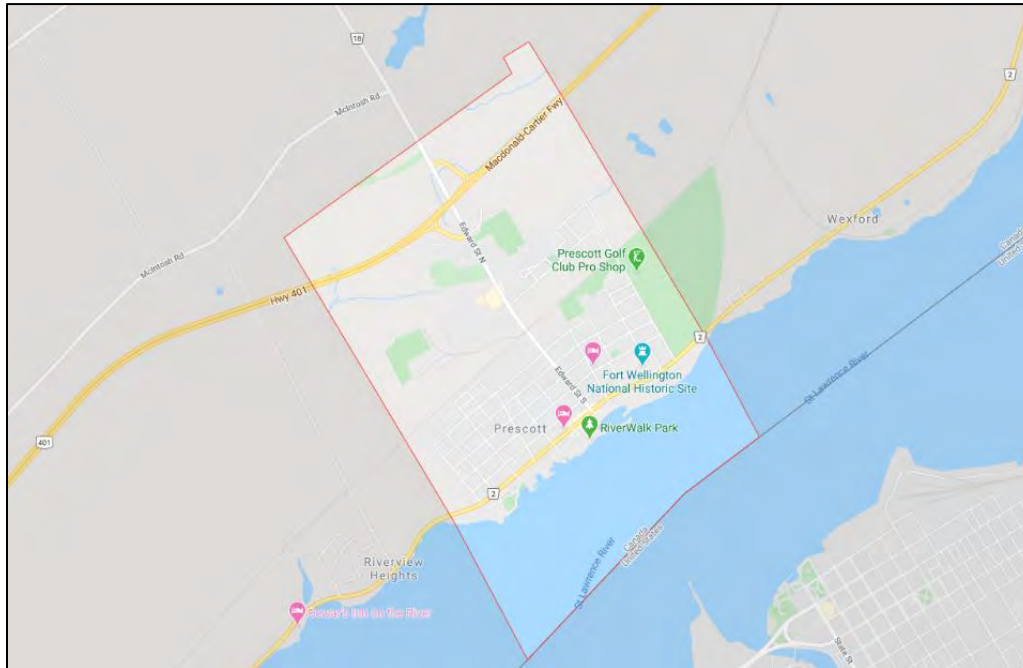
2.0 Community Overview

2.1 The Town's Early Years

The Town of Prescott is a single-tier municipality in Eastern Ontario and was incorporated in 1834. The Town is geographically situated within the United Counties of Leeds and Grenville and is bound by the St. Lawrence River and the Canada-U.S. International Border to the south. The United Counties of Leeds and Grenville is comprised of several lower-tier municipalities, two of which are located adjacent to the Town of Prescott. The Township of Augusta is located west and north of the Town of Prescott, and the Township of Edwardsburgh Cardinal is located to the east. The Town has a land area of 4.93 km². A key map of the Town of Prescott is shown in **Figure 2-1**.

Owing to Prescott's strategic site on the St. Lawrence River, the Town initially grew to support the shipping industry. All boats and ships between Montreal and York (later named Toronto) had to transfer goods and people at Prescott between smaller and larger vessels, since the Town was located at the head of the series of rapids between Toronto and Montreal.

Figure 2-1: Town of Prescott Key Map (Source: Google Maps via Town of Prescott website)



When war broke out in 1812 between America and Britain, the British decided to build a fort at Prescott to safeguard the border and maintain the flow of traffic along the St. Lawrence River. Fort Wellington was built between 1813 and 1815 to accommodate British soldiers. In 1920, Fort Wellington was named as a National Historic Site of Canada. National Historic Sites are designated by the federal Minister of the Environment, on the advice of the Historic Sites and Monuments Board of Canada, as being of national historic significance in that they allow visitors to learn about Canadian history, including the diverse cultural communities who make up Canada.

After the war ended in 1816, the Town grew quickly due to its location and the availability of land for sale to settlers. Early Prescott industries included iron forges, shipbuilding, tanneries, breweries and distilleries. By 1850, the Town had grown to about 2,400, sufficient to warrant the establishment of a municipal government. In the years following Confederation in 1867, Prescott grew quickly. Railways connecting it to Ottawa and Montreal and Toronto had been built.

The completion of the canals bypassing the rapids on the St. Lawrence in 1848 resulted in the eventual demise of the forwarding trade, but other industries thrived. From a frontier settlement to a prosperous town integrated into its surroundings, Prescott today still reveals its proud past by the many historic buildings that have been preserved.

2.2 Population

The Town of Prescott has experienced a slight decrease in population over the past several years. The Statistics Canada 2016 Census lists the population of the Town as 4,222, which represents a decrease of approximately 1.4% from the 2011 population of 4,284.

As a result of natural demographic shifts and migration, the Town's population is slightly older than the national average. The 2016 Census reports the following age distribution in the Town: 14% of residents are aged 0-14 years; 59% of residents are aged 15 to 64 years; and 27% are aged 65 years and over. Of the 27% aged 65 years and over, 5% are aged 85 years and over. This growing cohort of older adults has specific needs that must be met to ensure that they can continue to fully engage and participate in the community, including through the provision of services and infrastructure that cater to all ages and mobilities.

In the 2016 Census, 93% of residents (3,820) identified English as their mother tongue, 3% (115) identified French, and 4% (135) identified a non-official language. Non-official languages were identified as the mother tongues of 135 residents and include Chinese, Hungarian, Spanish, Italian, Urdu, Punjabi, Greek, German, Dutch, Polish, Croatian, Latvian, Vietnamese, and other languages. No residents identified any Indigenous languages as their mother tongue.

Approximately 150 residents identified as Indigenous in 2016, with 70 residents identifying as First Nations single identity, 70 residents identifying as Métis single identity, and 10 residents identifying as Inuk. There are 265 residents who identified as being immigrants to Canada.

2.3 Housing

The 2016 Census documented 1,910 housing units within the Town, of which 53% (1,015) were single-detached dwellings, 44% (845) were attached dwellings (i.e. semi-detached, row house, apartment in a duplex, or apartment in a building that has fewer than five storeys), and 3% (50) were apartments in a building that has fewer than five storeys.

2.4 Land Use

The Town of Prescott is largely developed, but includes undeveloped forested land near the northern and eastern boundaries. Land use in the Town of Prescott is largely reflective of its origins as a local commercial and industrial service center, with surrounding residential neighbourhoods.

Much of the Town's commercial focus is in the Downtown area along the St. Lawrence River waterfront, and along Edward Street which connects the Downtown to Highway 401. Some larger-scale commercial uses are located south of the Highway 401 corridor. Additionally, some commercial uses have developed north of the Highway 401 corridor, although much of the land remains

undeveloped. Much of the industrial development in the Town is clustered in the centre, west of Edward Street North.

Residential development in Prescott is primarily low-rise and compact, and is based on a traditional grid network of streets, particularly south of the CN Railway line. North of the Railway, residential development is more representative of post-war suburban development with curving streets and cul-de-sacs. Higher density residential development is generally located close to Downtown. The Downtown is generally bounded by the St. Lawrence River waterfront to the south, St. Lawrence Street to the west, Henry Street to the north, and East Street to the east.

2.5 Recreation and Community Facilities

The Town offers a variety of recreation opportunities, picnic areas, green spaces, play structures, and public-access waterfront areas, including:

- Centennial Park, which includes Kelly's Beach, the Prescott Pool, a play structure, the Prescott Tennis Club, and a splash pad that is currently under construction;
- Fader's Park, which includes a play structure;
- Fairway Park, which includes open greenspace and pathways;
- Heritage River Walking Trail, which is a paved path that runs east-west along the St. Lawrence River;
- RiverWalk Park, which includes a play structure, Kinsmen Amphitheatre, and walking paths; and
- Sarah Spencer Park, which includes a play structure.

Figure 2-2: RiverWalk Park (Source: WSP, 2019)



Figure 2-3: Centennial Park (Source: WSP, 2019)



Other community facilities include:

- Leo Boivin Community Centre, which is used as an indoor recreation facility. A new multi-use recreation complex is in the planning and grant application stage;
- Walker House Adult Recreation Centre, which has programming for adults such as arts and crafts, painting, pool, shuffleboard, movie nights, exercise classes, and yoga;
- The Sandra S. Lawn Marina, a 133-slip marina; and
- The Prescott Library.

Elementary schools within the Town include St. Mark Catholic School, Wellington Elementary School, and St. Lawrence Academy. Secondary schools within the Town include South Grenville District High School. Adult schools include TR Leger School.

2.6 Transportation

Highway 401 runs east-west, and bisects the northern portion of the Town. It is a controlled access 400-series provincial highway in Ontario that stretches from Windsor to the Ontario-Quebec border, spanning 822 kilometres. Highway 401 has existed since 1952 and was completed in 1968. Today, the highway is used by millions of motorists to travel across Ontario. In the Town, Edward Street North provides direct access to Highway 401 via on- and off-ramps.

King's Highway 2 (also known as County Highway 2 or King Street East and West in Prescott) bisects the southern portion of the Town. It provides a provincial route between westbound Thousand Islands Parkway and eastbound Highway 401. Highway 2 begins at Gananoque and travels east, and interchanges with the Thousand Islands Parkway prior to becoming a temporary part of Highway 401.

Both routes connect the Town to the neighbouring communities of Brockville to the west and Edwardsburgh/Cardinal to the northeast. Edward Street connects County Highway 2 with Highway 401 running through the centre of the Town. The Highway 401/416 interchange is approximately 4 km east of the Town.

The Town of Prescott is also border town with the United States of America. The Ogdensburg-Prescott International Bridge connects Ogdensburg, New York in the United States to Johnstown, Ontario, which is located approximately 6 km east of Prescott.

2.7 Economy

In the 2016 Census, the Town reported a labour force of 1,640 people, a labour participation rate of 50.2%, an employment rate of 45.6%, and an unemployment rate of 9.8%. According to 2015 North American Industry Classification System (NAICS) data from the 2016 Census, the employment sectors with the greatest proportion of the labour force include:

- Construction (120 jobs);
- Manufacturing (175 jobs);
- Retail trade (220 jobs);
- Transportation and warehousing (125 jobs);
- Health care and social assistance (205 jobs);
- Accommodation and food services (120 jobs); and
- Public administration (125 jobs).

Other sectors with less than 100 jobs include:

- Wholesale trade (30 jobs);
- Information and cultural industries (30 jobs);
- Finance and insurance (25 jobs);
- Real estate and rental and leasing (20 jobs);
- Professional, scientific and technical services (75 jobs);
- Administrative and support, waste management and remediation services (95 jobs);
- Educational services (75 jobs);
- Arts, entertainment and recreation (40 jobs); and
- Other services (except public administration) (85 jobs).

2.8 Cultural Heritage

The Town of Prescott Municipal Heritage Committee provides recommendations to Council regarding the conservation, education, and promotion of the Town's cultural heritage resources. The Town maintains a Municipal Heritage Register of designated properties, as well as properties that are not designated under Part IV of the Ontario Heritage Act, but that the Town believes to be of cultural heritage value or interest, as determined in consultation with the Municipal Heritage Committee. There are currently 32 buildings in the Town of Prescott that are designated under Part IV of the Ontario Heritage Act, such as 160 Dibble Street West (The Church of St. Mark the Evangelist), as illustrated in Figure 2-4.

Figure 2-4: 160 Dibble Street West (Source: Google Maps Streetview)



Information regarding registered archaeological sites located within the Town is not publicly available and must be requested from the Ministry of Tourism, Culture and Sport (MTCS). Fort Wellington is located within the Town of Prescott and is designated a National Historic Site by the federal Minister of the Environment and Climate Change as having national historic significance. Fort Wellington was first built during the War of 1812 to defend the St. Lawrence River shipping route from attack by the United States. Today it remains a significant driver of tourism in the Town.

2.9 Natural Heritage Features and Areas

The Town provides direct access to the St. Lawrence River, which was instrumental in the Town's development, and remains important for employment, resident enjoyment, and tourism. Additionally, there are undeveloped areas where woodlands currently exist. Although there are no significant natural heritage features or areas such as Provincially Significant Wetlands or coastal wetlands, Areas

of Natural and Scientific Interest (ANSIs), significant valleylands or significant woodlands located within the Town, the aforementioned features are important natural assets to the Town.

Although there are no significant natural heritage features or areas, as per Section 3.2.2, Policy 13 of the Official Plan, Council recognizes the importance of the identification and maintenance of a natural heritage system and has committed to including a designated natural heritage system as part of the Official Plan Review. Until then, Council will seek opportunities to create natural linkages and corridors at the time of development review, as well as promote the maintenance, restoration or improvement of existing connectivity and linkages.

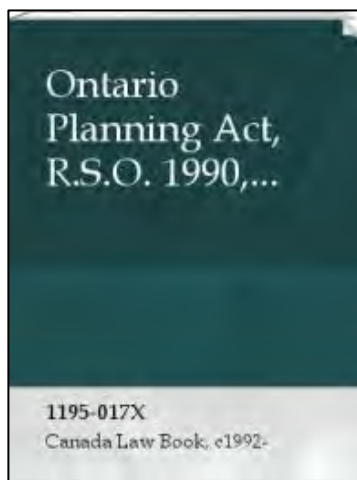
While the Town of Prescott does not belong under the jurisdiction of a Conservation Authority, a portion of the Town is located within the Source Protection Plan Area for Raisin-South Nation Source Protection Region, as further discussed in **Section 3.5**.

3.0 Regulatory Planning Framework

Planning at the municipal level is undertaken within a framework established by the Province of Ontario, specifically the Planning Act and the Provincial Policy Statement (PPS). The Town of Prescott Official Plan enables a number of planning tools to be used to implement the policies of the Plan, including, but not limited to, community improvement plans, zoning by-laws, and site plan control.

Local land use policies are required to be consistent with the policies of the PPS, and must reflect current provincial legislation. Therefore, it is the intent of the Official Plan Review sets out the appropriate framework for land use planning in the Town.

3.1 Planning Act



The Planning Act, R.S.O. 1990, as amended, is the primary legislation governing land use planning in Ontario. It outlines matters of provincial interest, and enables the Province to issue Policy Statements to provide direction to municipalities on these matters.

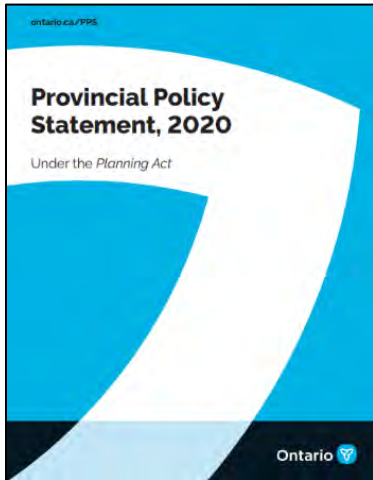
The Planning Act enables municipal Councils to pass tools to plan and regulate the use of land and the location of buildings and structures on a lot. Under Section 16 of the Act, most municipalities, including the Town of Prescott, are required to prepare and adopt Official Plans in accordance with the Act. Official Plans contain a vision, objectives, and policies to guide decision making on land use planning matters. Municipal decisions, by-laws and public works are required to conform to the policies of the Official Plan (Section 24(1)).

The 20 matters of provincial interest that municipal councils “shall have regard to” when carrying out their responsibilities under the Act, including the preparation and adoption of an official plan, are as follows:

- 1) the protection of ecological systems, including natural areas, features and functions;
- 2) the protection of agricultural resources of the Province;
- 3) the conservation and management of natural resources and the mineral resource base;
- 4) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- 5) the supply, efficient use and conservation of energy and water;
- 6) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- 7) the minimization of waste;
- 8) the orderly development of safe and healthy communities;
- 9) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- 10) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- 11) the adequate provision of a full range of housing, including affordable housing;
- 12) the adequate provision of employment opportunities;
- 13) the protection of the financial and economic well-being of the Province and its municipalities;
- 14) the co-ordination of planning activities of public bodies;
- 15) the resolution of planning conflicts involving public and private conflicts;
- 16) the protection of public health and safety;
- 17) the appropriate location of growth and development;
- 18) the promotion of development that is designed to be sustainable, to support public transit and to be pedestrian-oriented; and
- 19) the promotion of built form that,
 - a) is well designed
 - b) encourages a sense of place, and
 - c) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and
- 20) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

The matters of provincial interest are presented in no particular order, and, depending on the context, are not intended to indicate that provincial interests have varying levels of importance.

3.2 Provincial Policy Statement, 2020



The 2020 Provincial Policy Statement (PPS) came into effect on May 1, 2020 and replaced the 2014 PPS. The new PPS was prepared as part of the Province's "More Homes, More Choice: Ontario's Housing Supply Action Plan". The goal of the Action Plan is to increase the mix and supply of housing and to streamline the development approvals process. Key changes in the PPS which may have an impact on future Official Plan land use policies include:

Housing

The new PPS provides greater detail on the range of housing types and living arrangements that should be used to facilitate residential intensification:

- Planning authorities are encouraged to permit and facilitate a range of housing options, including new development, as well as residential intensification, to respond to current and future needs (Part IV).
- A new definition for "housing options" has been added: "a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses." (6.0 Definitions)
- A revised definition for "residential intensification" is included: "intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:
 - a) redevelopment, including the redevelopment of brownfield sites;
 - b) the development of vacant or underutilized lots within previously developed areas;
 - c) infill development;
 - d) development and introduction of new housing options within previously developed areas;
 - e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
 - f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options." (6.0 Definitions)

- Planning authorities are required to provide adequate land for a 25-year planning horizon, rather than the 20-year horizon in the 2014 Provincial Policy Statement (Policy 1.1.2).
- Planning authorities are also required to maintain at all times a minimum 15-year supply of lands which are designated and available for residential development (Policy 1.4.1 a), and land servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans (Policy 1.4.1 b). Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units (Policy 1.4.1).
- Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents by permitting and facilitating “all housing options required to meet the social, health, economic and well-being requirements of current and future residents [...]”, and “all types of residential intensification, including additional residential units, and redevelopment [...]” (Policy 1.4.3).

Employment Lands

- Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas (Policy 1.3.2.2).
- Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas (Policy 1.3.2.3).

Consultation / Coordination

- An increased emphasis on the importance of Indigenous consultation, including direction that planning authorities “shall engage with Indigenous communities and coordinate on land use matters” (Policy 1.2.2).

Implementation

- Zoning and development permit by-laws are recognized as important for implementing the Provincial Policy Statement, and planning authorities are required to keep them up to date with their official plans and the Provincial Policy Statement.

A Conformity Review examining the current Town of Prescott Official Plan against the 2020 Provincial Policy Statement is included in **Appendix B**.

3.3 Recent Legislative Changes

The following section discusses recent legislative changes that may impact changes to the Official Plan.

3.3.1 More Housing, More Choice Act, 2019 (Bill 108)

The Province of Ontario's Bill 108 (More Homes, More Choice Act, 2019) received Royal Assent on June 6, 2019. The Bill amends 13 different pieces of legislation that impact municipalities and land use planning processes. These include, among others, the Planning Act, Development Charges Act, Local Planning Appeal Tribunal Act, and Ontario Heritage Act.

Local Planning Decisions and Timelines

Bill 108 introduced an amendment to the Planning Act to expedite local planning decisions by establishing:

- A 120-day timeline for decisions on Official Plan Amendments (instead of 180 days);
- 90 days for Zoning By-law Amendments (instead of 150 days); and
- 120 days for Plans of Subdivision (instead of 210 days).

Appeals

New limitations have been established to restrict third party appeals on Plans of Subdivision. Further, appeals cannot be made on a decision of the Minister regarding approval of an Official Plan.

Amendments to the Planning Act and Local Planning Appeal Tribunal Act broaden the powers of the Local Planning Appeal Tribunal and restore the Ontario Municipal Board-era criterion of "good planning" as the basis for decisions, rather than the standard introduced in Bill 139 (Building Better Communities and Conserving Watersheds Act, 2017) of conformity and consistency with Provincial plans and policies. Restrictions on the introduction of evidence and calling and examination of witnesses at hearings created through Bill 139 (i.e. de novo hearings) are removed.

Sections 38 to 42 of the Local Planning Appeal Tribunal Act, which outlined the Planning Act appeals process, have also been repealed. Further, the Local Planning Appeal Tribunal now makes the final decision on Planning Act appeals.

Development Charges and Community Benefits Charge

Currently, development charges – the fees collected by municipalities on new developments – are used to fund "hard services" such as roads and servicing infrastructure, as well as "soft services" such as parks, community centres, libraries, and other community facilities. Under Bill 108, soft services would be removed from development charges and financed through a new "community benefits

charge” (CBC) based on land value. Further, municipalities will be required to prepare a community benefits charge strategy, including consultation requirements, prior to adopting a new Community Benefits Charge By-law. The new CBC would also replace the existing density bonusing provisions under Section 37 of the Planning Act, as well as existing requirements and municipal by-laws for parkland dedication. The Province explained this provides greater certainty regarding upfront costs rather than making these matters subject to negotiation on an ad hoc basis.

Amendments to the Development Charges Act (Section 2(3.1)) exempt secondary units in prescribed classes of new residential buildings and ancillary structures. A new Section 26.2 also freezes development charge rates at the point of filing an application, rather than at the issuance of the first building permit. The timing of payment remains unchanged.

Further amendments to the Development Charges Act allow builders constructing purpose-built rentals to postpone payment of Development Charges until buildings are fully rented. Previously, these were paid when applications are filed.

Most amendments to the Planning Act and the Local Planning Appeal Tribunal Act made under Bill 108 are in full force and effect. Changes related to community benefits charges will come into force after Regulations are finalized.

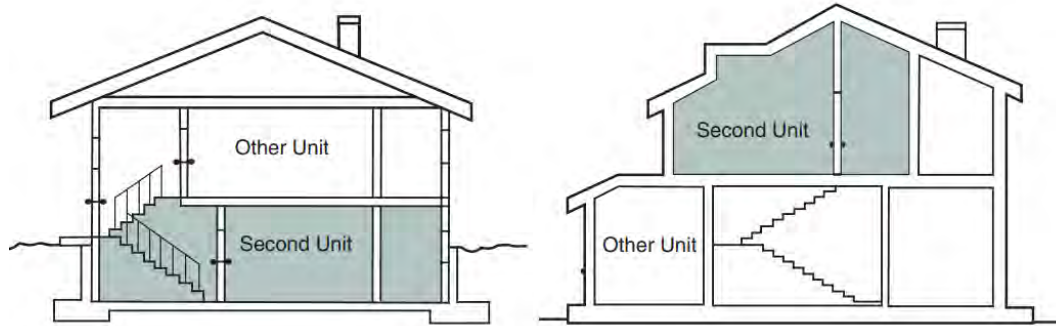
Heritage Planning

Amendments to the Ontario Heritage Act establish new, mandatory standards for designation by-laws and new time limits for confirming complete alteration and demolition applications, as well as designation decisions. Municipal decisions on designations and alterations are subject to appeals to the Local Planning Appeal Tribunal, whose decisions will be binding. The intent is to provide greater certainty when it comes to timelines and local decision-making.

3.3.2 Second Units / Additional Residential Units

Second units (also referred to as secondary dwelling units) are defined as self-contained residential units with a private kitchen, bathroom facilities and sleeping areas, within dwellings or within structures ancillary to a dwelling (e.g. a garage), as illustrated in **Figure 3-1**. Second units must comply with health, safety, and municipal property standards, including but not limited to, the Ontario Building Code, Fire Code, and municipal property standards by-laws.

Figure 3-1: Examples of second unit locations within a primary dwelling (Ministry of Municipal Affairs and Housing, 2019)



The Strong Communities Through Affordable Housing Act, 2011, amended the Planning Act to require that municipalities authorize second units in their Official Plans and Zoning By-laws. The changes took effect on January 1, 2012, and have been reflected in the current Town of Prescott Official Plan.

As a result, Section 16(3) of the Planning Act required municipal Official Plans to authorize second units in detached, semi-detached and row houses if an ancillary building or structure does not contain a second unit, and in a building or structure ancillary to these housing types provided that the primary dwelling does not contain a second unit.

Under Bill 108 (More Homes, More Choices Act, 2019), this permission has been extended to authorize additional residential units in detached, semi-detached and row houses, in both the primary dwelling and ancillary buildings or structures (e.g. a coach house, above a laneway garage, or granny flat). In effect, this permits a total of three (3) residential units: two (2) residential units in a detached, semi-detached or row house (e.g. the main dwelling unit and a basement apartment), as well as one (1) additional residential unit in an ancillary building or structure (e.g. a garage).

The associated Regulations (Ontario Regulation 299/19) sets out requirements and standards to remove barriers to the establishment of additional residential units, as follows:

- One (1) parking space for each of the additional residential units which may be provided through tandem parking;
- Where a Zoning By-law requires no parking spaces for the primary residential unit, no parking spaces would be required for the additional residential units; and
- Where a Zoning By-law is passed that sets a parking standard lower than a standard of one (1) parking space for each of the additional residential units, the municipal Zoning By-law parking standard would prevail.

Currently, the Official Plan allows the development of second units (i.e. additional residential units) in single, semi-detached and townhouses, as well as in ancillary (residential-based) structures, under the Housing Supply policies in Section 3.5.2 of the Official Plan. Second units are permitted in new and existing neighbourhoods, in land use designations which include residential development.



It is recommended that the Official Plan policies are updated to authorize two additional residential units in a detached, semi-detached or row house, as well as in an ancillary building or structure (e.g. a garage), as per Bill 108.

Under the “More Homes, More Choice: Ontario’s Housing Supply Action Plan” (2019), the Province has also published a helpful resource to assist property owners who are considering adding an additional residential unit to their property, entitled “Adding a Second Unit in an Existing House: Ontario Building Code Information” (Ministry of Municipal Affairs and Housing, 2019).

3.4 Ministry of Transportation Guidelines

The Ministry of Transportation (MTO) previously had a document entitled ‘Guidelines for Municipal Official Plan Preparation and Review’, which was intended to assist municipalities in understanding MTO’s interests in municipal Official Plans. The document included recommendations for both general and specific policies and for mapping.

The current MTO guidelines will be confirmed through the One Window pre-consultation process with the Ministry of Municipal Affairs and Housing (MMAH), and Partner Ministries. The Official Plan Review will include a review of the currently available MTO guidelines to inform any required policy updates.

3.5 Source Protection Plan Raisin - South Nation Source Protection Region (September 2016)



The Source Protection Plan for Raisin – South Nation, which took effect on April 1, 2015, applies to the Raisin Region Source Protection Area and the South Nation Source Protection Area. The latter includes the jurisdiction of South Nation Conservation (SNC), with the addition of the Town of Prescott and an additional watershed-based area to the north-east. The total area of the South Nation Source Protection Area is approximately 5,000 km².

The Plan is based on the requirements of the Clean Water Act and includes policies aimed at protecting sources of drinking water and

municipal water systems in the Raisin – South Nation Source Protection Area.

The Town's Official Plan must conform with the Source Protection Plan policies, as outlined in Section 26 of the Planning Act. The policies in the Source Protection Plan address the following:

- 1) All vulnerable areas in the Raisin – South Nation Source Protection Area;
- 2) Highly vulnerable aquifers and significant groundwater recharge areas;
- 3) Wellhead protection areas; and
- 4) Surface water intake protection zones.

The Town of Prescott includes Intake Protection Areas which are vulnerable areas in the Source Protection Plan, as per Appendix F of the Plan. Municipalities can use zoning by-laws and official plans to direct new development to appropriate areas where it would not pose a threat to drinking water. These planning documents can also be used to prohibit or restrict new development in highly vulnerable areas that would create new significant threats.

Section 3 of the Source Protection Plan includes policies to address specific threats. This includes policies related to: agriculture; chemicals; fuels; pesticides; salt and snow; sewage; waste disposal sites; general policies; and monitoring policies. **The policies of the Source Protection Plan relevant to the Intake Protection Areas within the Town of Prescott will be incorporated into the updated Official Plan, where appropriate.**

Vulnerable areas, identified in the Source Protection Plan as Intake Protection Zones, are currently shown on Schedule B of the existing Official Plan. Prohibited uses, in accordance with Section 59 of the Clean Water Act, are also noted in Section 3.9.3 of the existing Official Plan, such as Combined Sewer Discharge or Sewage Treatment Effluent.

3.6 Leeds Grenville Integrated Community Sustainability Plan, 2012

The Leeds Grenville Integrated Community Sustainability Plan (ICSP) was developed to promote a sustainable approach at both the municipal and community levels, to be coordinated by the Counties as the local level of government with the broadest oversight. The ICSP is based on a vision of Leeds Grenville as a region that will "[...] sustain and foster a healthy active lifestyle, a natural environment and a diverse economy, while embracing innovation for current and future generations." This vision is supported by seven principles related to: balancing the environment, economy, society, and culture and the impacts of decision-making; maintaining a healthy natural environment; supporting a diverse economy; supporting individual physical, mental, emotional and spiritual health through infrastructure, interactions, relationships, and services; strengthening community connections; fostering broad-based community support and engagement; and striving for continuous improvement through monitoring, accountability, engagement, transparency, and good governance.

At the County level, the ICSP outlines six priorities which are described in terms of desired achievements and an action plan and timeframe. These priorities are summarized below, as they relate to land use planning matters:

- 1) Major Waterways and Natural Environment – Enhanced public awareness, improved collaboration between organizations for preservation, and improved water quality. Actions include use of the natural environment database developed in the “Sustaining What We Value” document and the consideration of relevant recommendations of the Rideau Corridor Landscape Strategy.
- 2) Sustainable Infrastructure – Extending the lifespan of infrastructure and considering its lifecycle in decision-making. Actions include the use of new technologies and recycled materials for road and bridge projects and expanding or harmonizing waste management programs.
- 3) Economic Development – Build upon the strengths of economic corridors, diversify the economy including “green” development, and facilitate opportunities for community development to enhance quality of life and sense of place. Actions include updates to the Leeds Grenville Economic Development Strategic Plan, inventory industrial land, promote economic development in lower-tier Official Plans, support local opportunities for agriculture and local food production, facilitate and expand regional tourism opportunities.
- 4) Encourage Healthy Active Lifestyles – Expand and/or connect trail networks and waterways, and promote trails usage and tourism. Actions include the development of a Counties trails strategy and working with regional partners to identify and expand active transportation on waterways.
- 5) Support Community Needs for Transit and Affordable Housing – Explore viable transportation options and provide a range of affordable housing options to meet the needs of the Counties. Actions include conducting a transportation needs assessment and transportation feasibility study to determine the appropriate level of transit service in the Counties, completion of the Counties Affordable Housing Plan and supporting local municipalities in implementing policies to promote affordable housing, including secondary suites.
- 6) Carbon Footprint and Greenhouse Gas Emission – Reducing the greenhouse emissions and carbon footprint for Counties operations and meeting the Green Energy Act requirements for Energy Conservation and Demand Management Plans. Actions include developing Energy Conservation and Demand Management Plans and implementing solutions, developing a park plan for Sandy Bay County Park, implementing a forest management plan for Limerick Forest and practicing forest management for other Counties properties, if appropriate.

In addition to the above County-level priorities, the ICSP contains individual actions plans for the member and partner municipalities, of which the Town of Prescott is one. Five overall priorities are

identified for Prescott. Desired achievements and actions relevant to land use planning are included under each priority:

1) Small Businesses in the Creative Economy

- Desired achievements include: Reduce vacant storefronts in the downtown.
- Description of actions include: Consider incentives to keep retail in the downtown; Identify opportunities for reuse of existing manufacturing facilities; Expand industrial parks and identify opportunities for industrial development; Plan and implement downtown renewal (streetscape, signage, etc.); Identify an aggressive approach to market the waterfront for future hotel development; and Consider a new municipal facility to provide public attraction in the downtown.

2) St. Lawrence Waterfront – Prescott as a Waterfront Town

- Desired achievements include: Enhance public access and functionality of the waterfront; and Increase tourism related to the waterfront.
- Description of actions include: Identify an aggressive approach to market the waterfront for a future hotel development; Develop a new park at the foot of Centre Street; Consider public space enhancements such as outdoor exercise equipment; Expand the extent of the beach; and Consider covered structure for tennis courts on the waterfront.

3) Heritage Properties and Landscapes (tied with priorities #4 and #5)

- Desired achievements include: Designation of properties in Prescott; and Designation of Downtown District.
- Description of actions include: Continue actions initiated by Prescott Heritage Committee (committee of council); Include designation of Downtown as a historic district in work of the Committee; and Strengthen the work of the Prescott Heritage Committee.

4) Jobs in a Diverse and Innovative Economy (tied with priorities #3 and #5)

- Desired achievements include: More secure employment; Higher quality of life from diverse income sources; and Job creation in local sectors.
- Description of actions include: Enhance loyalty of the work force by identifying live/work options within the town.

5) Local Sustainability Champions and Organizations (tied with priorities #3 and #4)

- There are no land use planning related desired achievements or actions.

The Official Plan Review will confirm that these policies have been considered and acknowledged to reflect the sustainable action plan priorities noted in this Plan.

3.7 United Counties of Leeds and Grenville Housing and Homelessness Plan 2014-2024

In accordance with the Province's Long Term Affordable Housing Strategy and the Housing Services Act, 2011, the Counties prepared the Housing and Homelessness Plan in 2014. The Plan aims to identify the Counties' housing and homelessness issues, assess the supply of affordable housing, establish a 10-year plan for affordable housing, and identify actions and progress measures for plan implementation. As a 'partner municipality', the Town of Prescott is party to the Joint Services Committee of Leeds and Grenville. The Joint Services Committee is responsible for service levels and budget related to social services, social housing, land ambulance, and provincial offences administration.

The primary housing issues in the Counties were identified as:

- An aging population and the need for home-care services, accessibility modification and housing programs to allow residents to "age in place";
- The need for increased diversity of unit size and smaller housing units, with a concentration on 1-bedroom units that can be made accessible;
- High unemployment rates;
- Low income levels presenting affordability issues; and
- A lack of emergency or transitional housing and supportive services.

According to 2016 Census data, over 51% of tenant households (i.e. renters) in the Town spend more than 30% of their income on the cost of housing. Affordable housing costs are commonly considered to be 30% or less of the total gross household income.

The Town of Prescott Official Plan Review will consider the need for policy updates to better reflect the provincial, County, and local interests and needs for affordable and age-friendly housing.

4.0 Existing Local Municipal Planning Context

In addition to the Official Plan, numerous documents prepared for and by the Town of Prescott contain policy recommendations or conclusions that must be considered in the Official Plan Review. This section summarizes the structure of the current Official Plan, as well as the available documents listed below and identifies recommendations to be incorporated into Official Plan policies:

- Draft Strategic Plan, 2020;
- Town of Prescott Recreation Plan, 2018;
- Town of Prescott Community Improvement Plan, 2018;
- Development Charges Background Study, 2018;
- Prescott – Downtown Investment Attraction Strategies, 2018; and
- Prescott Downtown Design and Guidelines, 2005.

4.1 Draft Strategic Plan (2020)

The Town of Prescott developed a draft 2020-23 Strategic Plan, dated March 16, 2020, which establishes clear vision and mission statements, aspirational goals and enabling strategies to guide decision-making for the 2020-23 period.

The **vision** for the Town of Prescott, as noted in the draft Strategic Plan is:

“To be recognized as a welcoming and progressive riverside community”.

The **mission** is to:

“To provide responsible leadership that celebrates our achievements and invests in our future”.

The **five (5) values** that will guide the Strategic Plan, include:

- Integrity, accountability, and transparency in decision-making and communication;
- Service efficiency and excellence through the use of technology and new methods to achieve our goals;
- Leadership and teamwork that is collaborative and respectful;
- Commitment to growth and future development; and
- Fiscal, social, and environmental responsibility and resilience.

The three (3) main Pillars and priorities identified as integral aspects in the Draft Strategic Plan are:

1) Economic Development

- Downtown Reinvigoration;
- Hotel Attraction ad Readiness;
- 401 Industrial/Commercial Attraction and Readiness;
- Tourism Development; and
- Regional Transportation Development.

2) Community Development

Recreation, Leisure, and Cultural Development;

- Youth Programs and Engagement; and
- Heritage Preservation.

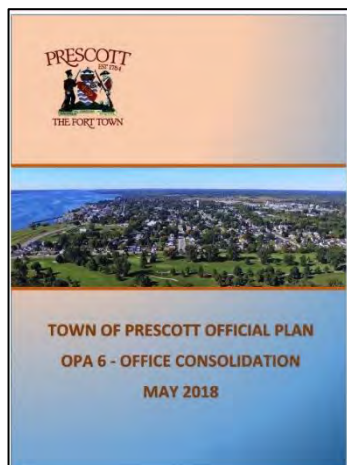
3) Infrastructure

- Infrastructure Improvement and Capacity for Growth; and
- Recreation Facilities and Assets.

Further, the Town of Prescott will be guided by the **following principles** when developing and executing policy and strategic resource allocation decisions:

- **Modernization:** The Town acknowledges the impact of the digital revolution in communities across the globe and will make decisions that employ available and proven technologies in its operations and services
- **Regional Collaboration:** The Town will make decisions that support the local economy, local vendors and partnering with regional municipalities.
- **Environmental Stewardship:** The Town recognizes the climate challenge and will make decisions that reflect responsible use of scarce resources and respect for the environment.
- **Long-term Financial Stability:** The Town is committed to fiscal discipline and will make decisions consistent with responsible long-term financial planning.
- **Official Plan:** The Town will explore effective and creative residential land use policies and guidelines to support intensification and growth of the residential housing supply.

4.2 Town of Prescott Official Plan (2018)



The existing Town of Prescott Official Plan was adopted in April 2005, and approved by the Ministry of Municipal Affairs and Housing in March 2006. The Official Plan was last updated in May 2018 through Official Plan Amendment 6 to ensure consistency with the 2014 Provincial Policy Statement and to reflect recent changes to the Planning Act. In addition, some policies were deleted, and other policies were modified or inserted in order to refresh the Official Plan and to allow Council to move forward with revitalization of the Downtown core, as well as accommodating new development.

The Plan contains five (5) sections dealing with vision and guiding principles, land use policies, general development, community services,

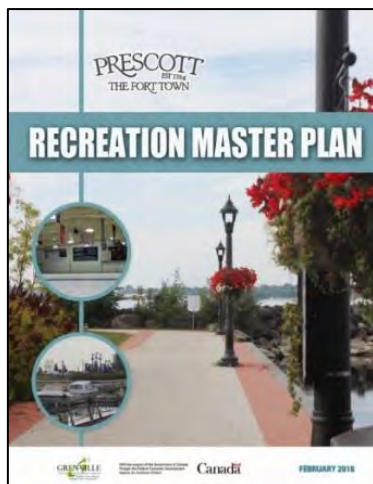
implementation of the Plan. The Official Plan provides for a range of permitted uses within specific land use designations, as illustrated in Schedule A to the Official Plan. Appendix B to the Official Plan illustrates the Transportation Plan and Municipal Services.

The existing Official Plan contains the following land use designations:

- Residential;
- General Commercial;
- Highway Commercial;
- Downtown Core;
- Employment Area;
- Highway 401 Corridor;
- Institutional;
- Parks and Open Space; and
- Other (includes Highway 401 lands not owned by the Town and lands owned by CN).

The land use designations and associated policies within the Official Plan will be reviewed to determine what may be appropriate to carry forward in the updated Official Plan, and what may need to be replaced or revised based on changes to the Planning Act, the 2020 Provincial Policy Statement, and other updates to legislation.

4.3 Town of Prescott Recreation Master Plan (2018)



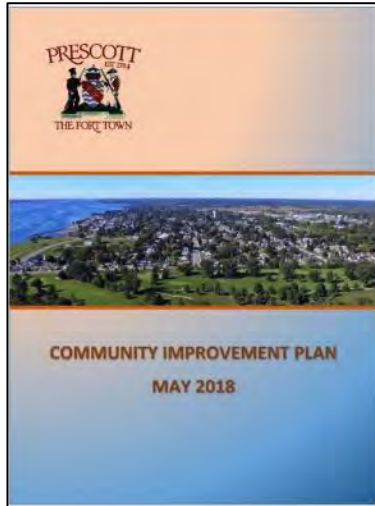
The purpose of the Recreation Master Plan, prepared by Sierra Planning and Management, is to establish a long-term vision and goals for the provision of facilities and services related to recreation and parks within the Town of Prescott. The Plan provides a comprehensive, multi-year framework of short (1 to 3 years), medium (4 to 6 years), and long-term (7+ years) priorities for recreation facilities, programs, parks, trails, and open space, for the next 10 years within the Town.

The Plan includes the following recommendations that are most relevant to the Town's Official Plan Review:

- New Multi-Use Recreation Facility
 - Recommendation #3: Immediately commence planning (Feasibility Study and Business Plan) to replace the existing arena with a view to achieving commissioning of the new facility within the next 5 years. At the time of this Report, the multi-use recreation facility is currently in the planning and grant application phase.
 - Recommendation #4: In the medium- to long-term, invest in a new single pad multiuse recreation facility with gymnasium, fitness studio, walking track, and other complementary indoor spaces. The preferred location for this facility should be determined through a site selection process as part of a facility feasibility study.
- Classification and Provision of Parkland
 - Recommendation #10: Adopt a parkland classification system / hierarchy as a basis for planning for and acquiring, designing, developing and programming parkland.
 - Recommendation #11: Adopt a minimum level of provision of 2.75 ha of parkland per 1,000 population to maintain the existing standard.
- Parkland Acquisition and Dedication
 - Recommendation #12: As per policies set out in the Planning Act, align parkland dedication requirements with the recommendations included within this master plan to maximize the supply of available parkland through dedication from development.
 - Consideration should be given to include the following parkland dedication and cash-in-lieu of parkland dedication policies:
 - For residential purposes: 5% of the area of the lot being developed or 1 hectare per 300 dwelling units (at a density exceeding 15 dwelling units per hectare), whichever is greater;
 - For industrial / commercial purposes: 2% of the area being developed; and,
 - For mixed-use development: 1 hectare per 300 dwelling units.
 - Recommendation #13: Through Official Plan Review process, amend / update parkland-related policies to reflect the acquisition and dedication requirements set out in Recommendation 11.
 - Recommendation #14: Develop an implementing Parkland Dedication and Cash-in-Lieu of Parkland Dedication By-Law to enact parkland acquisition and dedication provisions of the Town's Official Plan, once approved.
- Centennial Park
 - Recommendation #16: Initiate and develop a concept plan for Centennial Park.

- Central Waterfront Area
 - Recommendation #20: Initiate and develop a concept plan for the eastern portion of the Central Waterfront Area.
- Sport Courts
 - Recommendation #32: Work with user groups and community partners to determine the best solution to accommodate the development of outdoor multi-sport courts within the Town, including use for pickleball.
- Splash Pad
 - Recommendation #36: Undertake a Business Case prior to the development of a new splash pad as part of future budget deliberations for Council's review. The Business Case should evaluate the benefits, costs and risks of alternative options and provide a rationale for a preferred solution. At the time of this Report, the splash pad is currently under construction and expected to be completed in 2020.
- Skateboard Park
 - Recommendation #38: Through the Feasibility Study, explore the opportunity to develop a new (replacement) skateboard facility as part of a new multi-use recreation facility.
- Connections and Trails
 - Recommendation #41: Through the development of an Active Transportation Plan, explore opportunities to develop on- and off-road linkages throughout the Town, with a focus on connecting major destinations such as the waterfront, downtown, schools, and the park network.
 - Recommendation #42: Work with neighbouring municipalities to identify and develop trail linkage opportunities to better connect the Town with the surrounding area.

4.4 Town of Prescott Community Improvement Plan (2018)



The purpose of the Town of Prescott Community Improvement Plan (CIP) (2018) is to provide an opportunity to develop and redevelop properties within the boundaries designated as a Community Improvement Project Area. The current Official Plan designates the entire Town as a Community Improvement Policy Area. The CIP provides incentives to develop and redevelop property in the form of grants, loans, and tax assistance.

The objectives of the CIP, also within the current Official Plan, include:

- 1) Maintain, rehabilitate, and revitalize the physical environment of the Town as a means of improving the quality of life for residents, workers, and visitors alike.
- 2) Consider community improvement as an important part of the Town's commitment to local economic development and support for tourism, commerce, and industry in Prescott.
- 3) Recognize community improvement as the primary means by which the Town can facilitate brownfield redevelopment.

The CIP recognizes four (4) focus areas: RiverWalk Park District and the Historical Downtown Core; the Employment Area; Heritage Buildings; and Brownfields.

The purpose of the RiverWalk Part District and the Historical Downtown Core, and the Employment Area, is to encourage and provide a program to stimulate redevelopment and revitalization within the respective areas, and to encourage and provide an incentive program to rehabilitate existing buildings. The purpose of the Heritage Buildings area is to encourage the preservation of existing historical and cultural assets and to facilitate, where necessary, the rehabilitation of these assets to ensure longevity; and to promote the restoration of heritage features via various studies. The purpose of the Brownfields area is to encourage the reuse, rehabilitation and redevelopment of brownfield properties by removing or reducing barriers to redevelopment.

4.5 Development Charges Background Study (2018)

In order for Council to pass a new or amended Development Charge By-law, a Development Charge Background Study must be prepared in advance. Development charges are typically imposed on new developments to cover municipal capital facilities related to growth. The Town of Prescott provides a number of services and infrastructure to all residents (such as recreational services and parks, fire

protection, roads and street lights), therefore a Town-wide approach was used in the preparation of the Background Study and no specific area charges apply.

The Background Study provides insight with regards to population projections, housing, and more:

- The population is projected to increase by 75 people (or 37 dwelling units) over the next ten years (2018-2027);
- Between 2008 and 2017, 96 dwelling units were added to the housing stock, equal to 9.6 new dwelling units per year;
- Between 2008 and 2017, 6 new industrial/commercial buildings were added, valued at almost \$6.2 million; and
- With an evolving demographic composition in Prescott, a shift to smaller dwelling sizes is expected.

4.6 Prescott – Downtown Investment Attraction Strategies (2018)

The Downtown Investment Attraction Strategies (2018) study was undertaken by the Business Improvement Area, and contains number of recommendations, related to marketing and branding. Some recommendations are considered relevant to the Official Plan Review including:

- Continuing to enhance downtown Prescott, including downtown physical improvements;
- Creating linkages or accessible pathways to allow visitors to get from the water to the main street and vice versa, including identifying key pathways with lighting and signage and maintaining viewsapes; and
- Creating better signage downtown, including the development of a signage strategy.



4.7 Prescott Downtown Design and Guidelines (2005)

The purpose of the Prescott Downtown Design and Guidelines is to determine a community vision for the downtown and to provide design direction for the rehabilitation of existing buildings, infill development, and streetscape improvements. Through community engagement of the Design Guidelines, it was determined that the revitalization of the downtown would have to build on Prescott's strengths including its history, riverfront location, and proximity to other communities. This vision resulted in a number of priorities for the downtown:

- **Consolidate:** Where heritage buildings are under-utilized, opportunities for re-use including consolidation could be considered, which will animate the downtown.

- **Concentrate:** New residential and commercial development should be concentrated in the downtown in under-utilized lots.
- **Connect:** A redeveloped waterfront should be reconnected to the downtown and the rest of Prescott providing a significant community asset.

The Design Guidelines are organized into six sections: historic buildings in the commercial core; new construction and remodelling in the commercial core; streetscape improvements; commercial signage; parking facilities; and waterfront park design.

5.0 Growth Management and Vacant Lands Analysis

As part of the Official Plan process, Hemson Consulting prepared a Growth Management Analysis memo (hereafter referred to as the “Hemson Report”) in February 2020. The Hemson Report provides an analysis of current demographic and economic trends, serving as the basis for the preparation of population, housing, and employment forecasts for the Town from a 2016 base-year to a 2041 year Census year planning horizon. In addition, the Hemson Report identifies vacant and underutilized residential and employment lands within the Town that are available to accommodate the forecasted projections.

The forecasts have been prepared by 5-year intervals corresponding with Census years (2016, 2021, 2026, etc.). **For the purposes of updating the Town of Prescott Official Plan, the growth outlook is translated to a 2019 to 2039 twenty-year planning period.**

The capacity of the Town to accommodate growth was tested by applying density assumptions based on current Official Plan policies and on-the-ground verification by Town staff of the identified available vacant land supply. The results, provided in suggest that **the Town has a sufficient amount of urban designated lands to meet the growth forecast for residential and employment growth to the 2039 horizon.** An estimated potential for growth of 1,200 housing units and 900 jobs was identified.

Figure 5-1: Estimated Development Potential (Source: Hemson Report)

Estimated Development Potential - Vacant & Underutilized Lands Town of Prescott, 2019				
Official Plan Designation	Vacant/Underutilized Land Area (Gross ha)	Vacant/Underutilized Land Area (Net ha)	Test Density (Units / Jobs per net ha)	Estimated Growth Potential (# of Units/Jobs)
Residential	48	31	36	1,116
Downtown Core	2	2	50	78
Employment Area	48	38	20	760
General Commercial	1	1	50	54
Highway Commercial	2	2	50	84

Source: Hemson Consulting based on information received from the Town of Prescott.

These results provide the basis for updating the Official Plan policies to manage growth and land use in Prescott to a 2039 planning horizon. The full Hemson Report is available in **Appendix A**.

6.0 Conclusion

This Background Report is intended to provide background information and to guide the review of the Town of Prescott Official Plan. The recommendations of the numerous completed studies that have identified in this report will be carried forward into the Official Plan as policies, as appropriate. In addition, other key provincial legislation and policies, including the 2020 Provincial Policy Statement will need to be implemented in the new Official Plan.

In addition, the results of Hemson's Report and vacant land supply analysis provide the foundation for the Town's growth management strategy. Hemson concluded that, overall, the Town contains a sufficient supply of vacant residential and employment lands to accommodate projected future growth for a 20-year planning period to 2039. Therefore, there is no need for the Town to consider a settlement area boundary expansion within the current planning horizon. In order to promote efficient development and land use patterns, accommodate a range and mix of housing options, and use existing infrastructure efficiently, in accordance with the 2020 Provincial Policy Statement, the Official Plan review represents an opportunity to bolster the Town's existing intensification policies, with consideration for compatibility between land uses, and new and existing development. In doing so, the Town will be positioned to encourage redevelopment of existing underutilized properties, and to accommodate anticipated population and employment growth while minimizing land consumption, promoting compact development patterns and compatible development in existing neighbourhoods.



Appendix A:
Growth Management Analysis, Prepared by Hemson Consulting
(February 12, 2020)

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MEMORANDUM

To: Mathew Armstrong, Town of Prescott

From: Russell Mathew and Lara Nelson, Hemson Consulting Ltd.

Date: February 12, 2020

Re: Town of Prescott Official Plan Review – Growth Management Analysis

The Town of Prescott has engaged a consulting team, led by WSP, to undertake its Official Plan Review. As part of the team, Hemson Consulting Ltd. has been engaged to assist the Town of Prescott with a growth management analysis. The analysis involves examining demographic and economic growth and change in the Town in the context of current demographic and economic trends, serving as the basis for the preparation of population, housing and employment forecasts for the Town from a 2016 base-year to a 2041 horizon. The growth management analysis also gives consideration to the capacity to accommodate growth on identified vacant and underutilized lands within the Town. The analysis relies largely on Census data and the Town's development and land supply information.

The Town of Prescott is a single-tier municipality geographically situated within the United Counties of Leeds Grenville (UCLG). The Town is not part of the County for land use planning or other municipal purposes. The growth management analysis is undertaken within the Provincial policy framework for growth management and land use planning in the *Provincial Policy Statement* (PPS), 2014 and the *Planning Act*

The purpose of this memorandum is to provide the results of the growth forecasts and land supply capacity analysis. The forecasts have been prepared by 5-year intervals corresponding with Census years (2016, 2021, 2026, etc.). For the purposes of updating

the *Town of Prescott Official Plan*, the growth outlook is translated to a 2019 to 2039 twenty-year planning period. Results of the growth management analysis will provide a key input to the current Official Plan Review and provide a basis for a range of planning and growth management initiatives in Prescott.

This memorandum provides the results of the background analysis, population, housing and employment forecasts, and a test of development potential on the land supply inventory provided by the Town, for review. The forecast and analysis is intended for review by WSP and Town staff in order to assure it has accounted for the larger policy and official plan review context and the vision for the Town over the next 20 years. The results will be refined, as appropriate, taking into account comments received and consultation with Town staff and key stakeholders.

The remainder of this memorandum provides:

- recent residential and employment growth and change in Prescott;
- demographic and economic trends affecting the future growth outlook;
- the results of the population, housing and employment forecasts; and
- commentary on the capacity of the Town's identified vacant and underutilized land supply to accommodate residential and employment growth.

A. RECENT GROWTH AND CHANGE

This section provides a brief overview of recent residential and employment growth and change in the Town of Prescott in the context of broader growth and change occurring within Eastern Ontario.

1. Population Is Relatively Stable in Prescott, with Moderate Growth in Households and an Aging Population

Tables 1 and 2 indicate net change in total population and households for the Town of Prescott from 2001 to 2016.

Table 1

Historical Population and Net In-Migration Town of Prescott, 2001 - 2016					
Year	Census Population	Change	Total Population	Change	Net In-Migration
2001	4,230		4,390		
2006	4,180	-50	4,320	-70	20
2011	4,280	100	4,390	70	210
2016	4,220	-60	4,320	-70	10
2001-2016		-10		-70	240

Source: Statistics Canada

Note: Figures are rounded. Total population includes Census net undercoverage. Census net undercoverage applied to Prescott is the Leeds Grenville Census Division rate from Statistics Canada's *Annual Demographic Estimates* (2019). The rate declined from 3.8% in 2001 to 2.4% in 2016, resulting in most of the small decline in total population being the result of the change in the Census net undercoverage rate.

Table 2

Historical Household Growth Town of Prescott, 2001 - 2016			
Year	Households	Change	Compound Annual Growth Rate
2001	1,900		
2006	1,880	-20	-0.2%
2011	1,950	70	0.7%
2016	2,020	70	0.7%
2001-2016		120	

Source: Statistics Canada

Results of the Census indicate that Prescott experienced a very small net decline in population of 10 residents between 2001 and 2016 or, an estimated decline of 70 in total population, when Census net undercoverage is taken into account. Either figure effectively indicates a stable population over the 15 years. During the same period, Prescott experienced moderate household growth since 2001, adding a net 120 households, or 6.3% over 15 years. As of 2016, the Town had 4,100 residents in 2,020 households for an average household size of 2.03. Adding the 120 non-household population (mainly those living in an institutional setting such as a home for the aged) provides the Census population of 4,220. Adding the Census net undercoverage results in the total 2016 population of 4,320.

Similar to much of the rest of Eastern Ontario, households have continued to grow while the population remained stable. This is in large part a result of demographic change underway in the Town, characterized by an aging population and resulting in a gradual decline in average household size. The aging population results in a declining

average household size because older populations generally have more “empty nesters”, fewer households with children at home, and more single people due to divorce and widowhood. The effect is a greater number of housing units is required to house the same population count than if that population were younger. The continued fall in average household size that occurred in Prescott since 2001 is highlighted in Table 3.

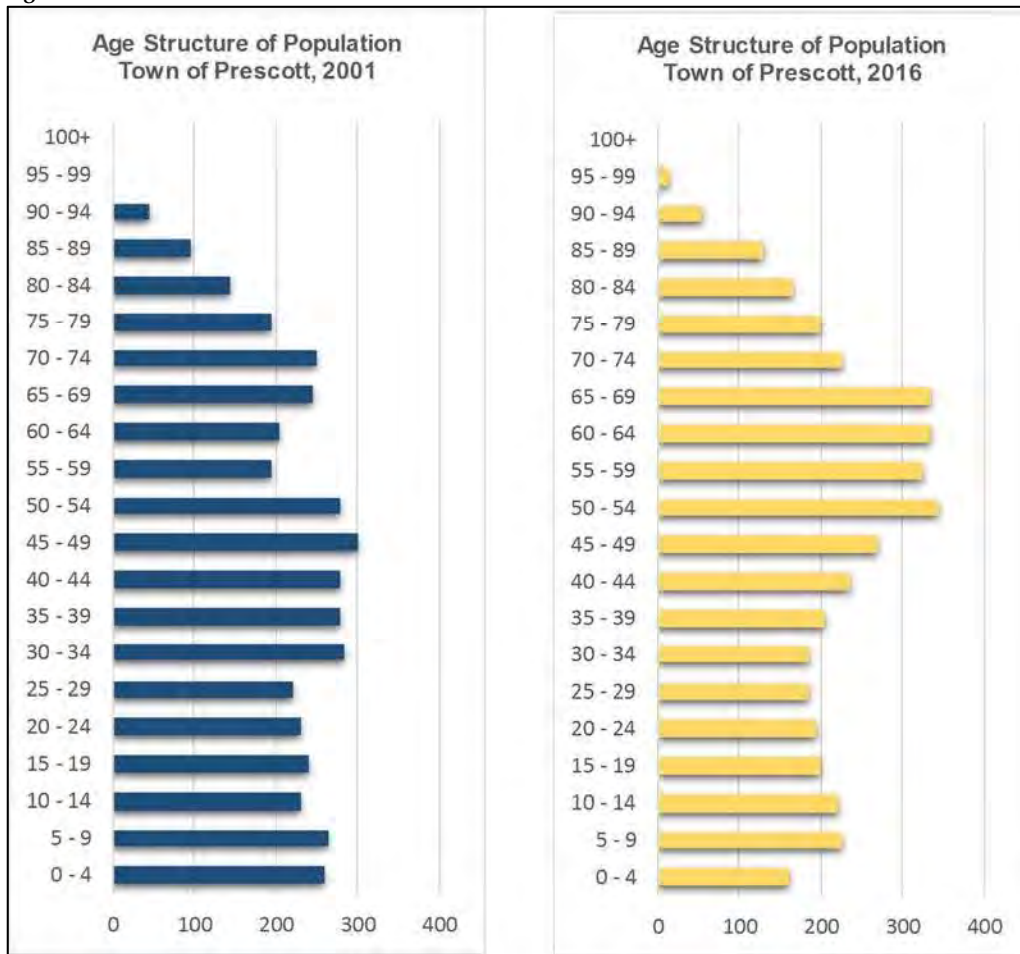
Table 3

Average Household Size Town of Prescott, 2001 - 2016	
Year	Persons Per Unit (PPU)
2001	2.17
2006	2.16
2011	2.13
2016	2.03

Source: Statistics Canada Census

Figure 1 on the following page illustrates the change in the age structure of the population in Prescott since 2001. The aging of the population will continue and is a key determining factor for forecasting future growth and change in Prescott’s population, and employment.

Figure 1



Source: Statistics Canada.

The aging of the population since 2001 can be easily traced in the age structure graphics. Every age group under 50 years of age was larger in 2001 than in 2016 and every age group, save for one, over 50 years of age had fewer people in 2001 than by 2016. Specific traceable features of the population include the baby boom population “bulge” that was 45 to 54 years of age in 2001; then aged by 15 years by 2016 to be the population bulge in the 60 to 69 age group. The baby boom echo or millennial population is clearly identifiable as 0 to 9 years in 2001. Fifteen years later this group is not as apparent as 15 to 24 year olds in 2016, largely due to the continued out migration of young adults. One of the effects of this out-migration of young adults is that there are fewer people of child-bearing age, which, in turn, results in the sharply lower number of children of 0-4 years of age in the 2016 population than there were in 2001.

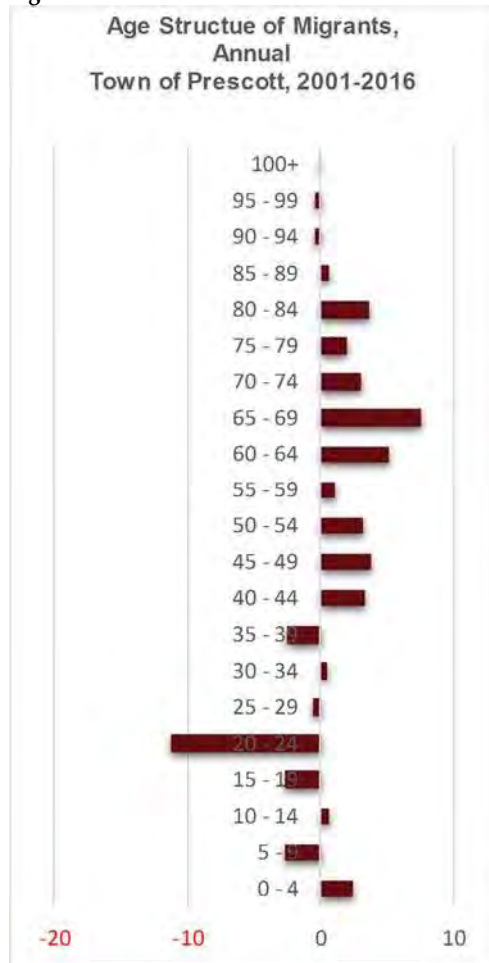
The population would be declining in the absence of in-migration, that is, there is natural decrease in the population with more deaths than births every year. Without in-migration, Prescott's population would have declined by about 300 persons between 2001 and 2016. More than just the total figures, the age-structure of migrants is also a key consideration in understanding recent growth and change in Prescott and assessing the future growth outlook.

Figure 2 indicates average annual net-migrants by age group over the 2006 to 2016 period. There are two significant observations to draw from the age structure of migrants:

- The continued out-migration of young adults is very significant to the Town's current and future demographic make up. The net out-migration of those aged 20 to 24 has averaged about one-quarter of that population age group over the past 15 years, peaking at one-third in the 2006 to 2011 period. Young adults are largely drawn to education and employment opportunities in bigger urban centres. This pattern of young adults leaving for the "big city" is common throughout the province with the recipient communities being mainly Ottawa within Eastern Ontario and the Greater Toronto and Hamilton Area (GTHA).
- The out-bound young adults are compensated for, in part, by in-migration of families led by working age people between 30 and 55 and by retirees in their 60s and 70s. Some of these individuals will be the return of those who left Prescott as young adults.

While the population has remained stable because of the balance between the net in and out migrants, the effect of these two patterns of younger out-bound people and older in-bound migrants is an acceleration of the aging of the population and a reduced number of people of child bearing age and of working age. The reduced numbers of child bearing age will result in fewer and fewer children over time, while the reduced population of working results in a smaller available labour force for local employers.

Figure 2



Source: Estimated based on Statistics Canada data.

2. Moderate Housing Growth Mainly Comprised of Apartments

Housing in Prescott is predominately low density ground-oriented units, however the household growth in Table 4 indicated by the Census over the 2006 to 2016 period shows a relatively similar mix of growth in occupied units of about 60% ground related units and 40% apartment units which is not dissimilar from the overall unit count of 70% and 30%, respectively. It is important to note in Prescott that in addition to apartment units in low-rise buildings, that the apartment category includes duplex units (duplexes are two units one above the other such that a house with a basement suite, for example, is counted as two duplex units). Table 5 shows residential building permit activity over the 2011 to 2016 period and since 2016. The building permit data indicate a similar amount of growth and similar unit types to the growth shown in the Census.

Table 4

Census-Based Historical Households by Housing Unit Type Town of Prescott, 2006 - 2016					
Year	Total Units by Housing Type				
	Single/Semi	Rowhouse	Single/Semi/Row Combined	Apartment	Total
2006	1,210	85	1,295	585	1,880
2011	1,210	135	1,345	605	1,950
2016	1,310	70	1,380	640	2,020
2006-2016			85	55	140
Share by Unit Type					
2006			69%	31%	100%
2011			69%	31%	100%
2016			68%	32%	100%
2006-2016			60.7%	39.3%	100.0%

Source: Statistics Canada Census.

Note: The singles, semis and rows have been combined for the purposes of this table, since the rise and fall in the count of occupied row units is most likely a statistical or definitional matter between the rows and the singles/semis, rather the actually occupancy and vacancy of units. In combination, the ground-related units show in an expected pattern of growth in Prescott.

Table 5

Residential Building Permits by Unit Type Town of Prescott, 2011 - 2019					
Census Year	Single/Semi	Rowhouse	Apartment	Total	Average Annual
2011-2016	41	3	8	52	10
Share	79%	6%	15%	100%	
2016-2019	15	0	8	23	6
Share	65%	0%	35%	100%	

Source: Statistics Canada Building Permit Data to 2016 and data directly from the Town of Prescott for 2016 to 2018.

3. Economic Change Has Resulted in Employment Declines, but Prescott Remains a Commuting Destination for the Surrounding Area

Prescott experienced net declines in employment during the last two Census periods, relative to moderate growth in the early 2000s, as shown in Table 6. This decline occurred between 2006 and 2011 mainly as a result of the 2008-09 recession. However, employment decline continued during the first half of this decade due to continued economic restructuring. Most the decline was the result of a significant decline in industrial employment of 38% or 320 jobs from 2011 to 2016, as shown in Figure 3.

Other communities in Ontario have had a similar experience with industrial employment during this period, but it was often partly masked by jobs created other sectors as a result of the overall economic expansion. Somewhat alarmingly to the future economic base of Prescott, these significant industrial job losses were spread across most of the Town's industrial businesses, rather than being the result of a single "one-off" event such as a plant closing.

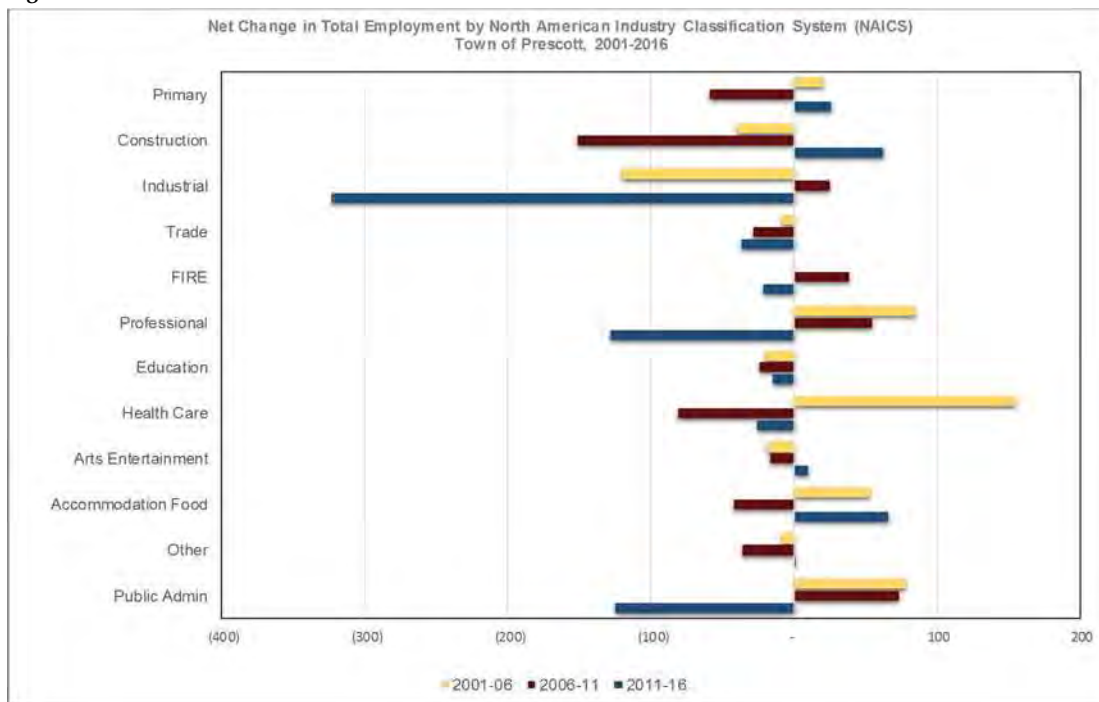
Table 6

Historical Place of Work Employment Town of Prescott, 2001 - 2016				
Year	Employment	Change	Compound Annual Growth Rate	Activity Rate
2001	2,840			67.1%
2006	3,010	170	1.2%	72.0%
2011	2,760	-250	-1.7%	64.5%
2016	2,250	-510	-4.0%	53.3%

Source: Statistics Canada

Note: Place of Work employment data reports the number of jobs in an area, irrespective of where the employee resides;

Figure 3



Source: Hemson Consulting based on Statistics Canada information.

The other sectors of the economy shown in Figure 3 had much less dramatic shifts in employment than the industrial sectors showing a combination of smaller gains and losses. All of these other sectors of the economy are generally providing services to the resident population of Prescott and the surrounding rural communities, as well as to the travelling public on Highway 401.

Notwithstanding the decline in employment that has occurred in Prescott since 2006, the Town's activity rate remains relatively high, as shown in Table 6. The activity rate is the ratio to place of work employment in a community and the population. In general, an activity rates in the range of 50% represents a balance between population and employment, while those well below this level would be considered "bedroom communities" and activity rates well above this level occur in communities with high net in-commuting. The activity rate remains above 50% in Prescott, still demonstrating an attractiveness to employers.

The activity rate is somewhat misleading in Prescott's case. Because of the older population base and fewer young adults, the working age population represents 54.2% of the population compared to Ontario at 60.8%, the number of residents of Prescott employed in 2016 was 1,595 as shown in Table 7. This resident employed labour force is about 38% of the population compared to 49% for Ontario overall.

Table 7

Historical Employed Labour Force Town of Prescott, 2001 - 2016			
Year	Employed Labour Force	Change	Compound Annual Growth Rate
2001	1,625		
2006	1,770	145	1.7%
2011	1,650	-120	-1.4%
2016	1,595	-55	-0.7%

Source: Statistics Canada.

The follow on effect of the size of the resident employed labour force is significant net in-commuting. With a 1,595 residents with jobs and 2,250 jobs in Prescott there is net in-commuting of 575 jobs or 26% of jobs. This is a very high rate of net in-commuting by any standard. Commuting is always a two way exchange, however, and many residents of Prescott commute out for work.

The commuting patterns for Prescott are provided in in Table 8 and illustrated in Exhibit 4, which indicate the largest commuting flows to the Town in 2016. Just over half of employed Prescott residents leave the Town to work, primarily in Brockville.

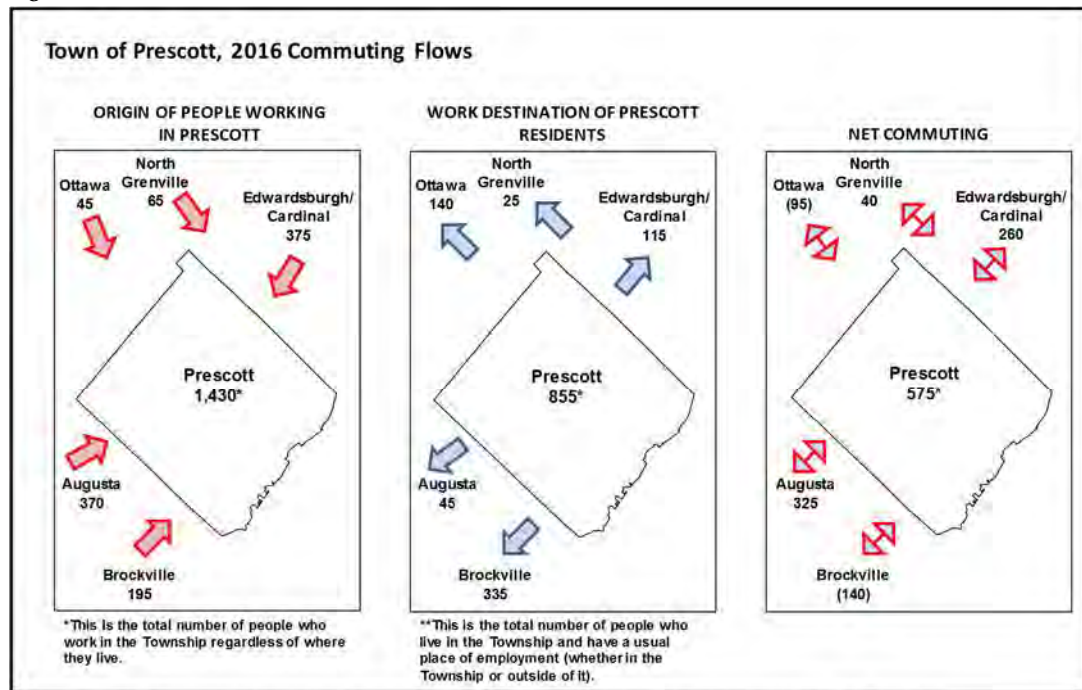
At the same time, the Town provides employment opportunities for residents in surrounding areas, the largest being the commuter in-flows from the adjacent communities of Edwardsburgh-Cardinal and Augusta.

Table 8

2016 Commuting Patterns, Town of Prescott			
Area	Number of People Commuting to Prescott for Work	Destination of Prescott Residents for Work	Net Commuting Flow
Brockville	195	335	-140
Ottawa	45	140	-95
Edwardsburgh/Cardinal	375	115	260
Elizabethtown-Kitley	75	65	10
Augusta	370	45	325
North Grenville	65	25	40
South Dundas	80	20	60
Smiths Falls	0	15	-15
Kingston	0	15	-15
Cornwall	20	10	10
All Others	205	70	135
	1,430	855	575

Source: Hemson Consulting based on Statistics Canada information.

Figure 4



Source: Hemson Consulting Ltd. based on Statistics Canada Place of Work and Resident Employment Labour Force data. The graphic illustrates the most significant flows of commuters into and out of the Township. 445 Prescott residents both live and work within the Township. Note: Work at home employment is excluded from the above figures.

This understanding of the characteristics, influences and recent changes in population and employment in Prescott provides the basis for the future outlook for the Town.

B. FORECAST ANTICIPATES PRESCOTT TO EXPERIENCE MODEST GROWTH TO A 2041 FORECAST HORIZON

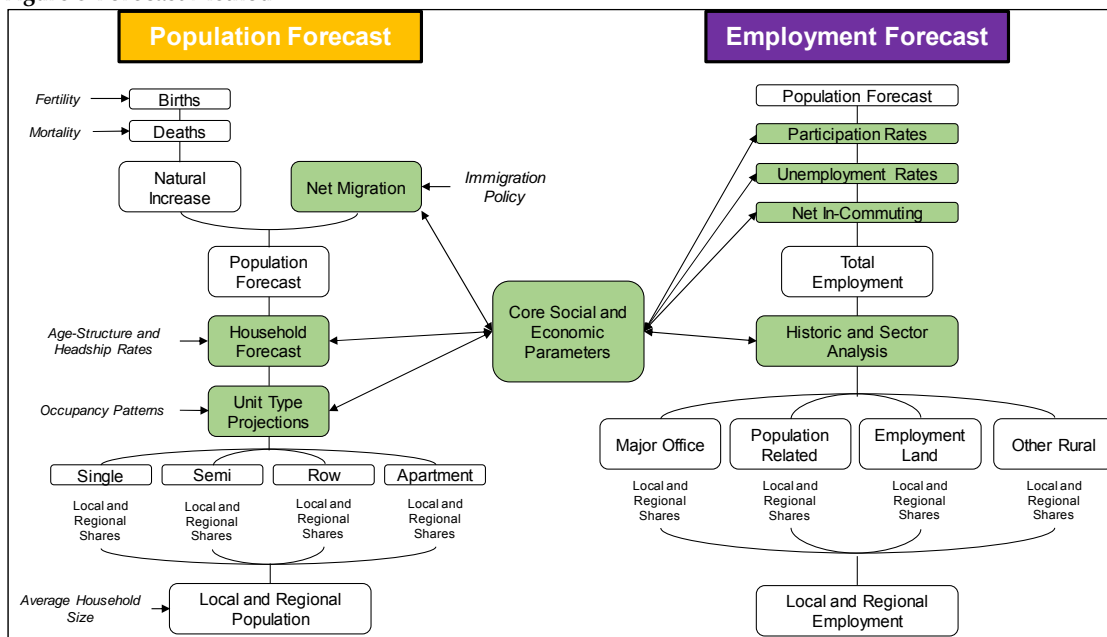
This section sets out the method and key assumptions that were used in the Town of Prescott forecast and provides the results of the population, household and employment forecasts by five-year Census intervals, from a 2016 base to 2041, highlighting a twenty-year planning period growth outlook for 2019 to 2039 for the purposes of updating the *Town of Prescott Official Plan*. The forecasts for Prescott are considered in the larger context of trends influencing growth, change across the economic region, and incorporate currently available data on existing development, population and employment in the Town.

The growth forecasts were prepared using Hemson's well-established forecast modeling techniques and consistent with Provincial forecasting and planning policy guidelines and rooted in the broader economic and demographic outlook for the Province and Eastern Ontario. This is combined with a locally-based economic and demographic outlook that takes account of local conditions. Taking into account prior forecasts and the role of Prescott within the broader Eastern Ontario region, projections of population, housing and employment growth to a 2041 horizon have been prepared.

1. Forecast Method and Assumptions

The forecasts of population, households and employment are based upon the well-established standard cohort-survival forecast model. The forecast method is illustrated in Figure 5.

Figure 5 Forecast Method



The forecast approach begins with taking into account national and provincial economic and demographic trends and considers the outlook for Eastern Ontario and Leeds Grenville working to the local Prescott level. The forecasts are prepared by applying a set of principal assumptions within the forecast model related to Ontario's economic future and its social context. This set of core economic and social parameters include: the broader outlook and composition of the Ontario economy; migration and settlement patterns, such as national immigration policies and increasing

concentration in urban centres; and demographic change, such as aging of the population. The forecasts of Prescott's population, household and employment growth begin with these core economic and social parameters:

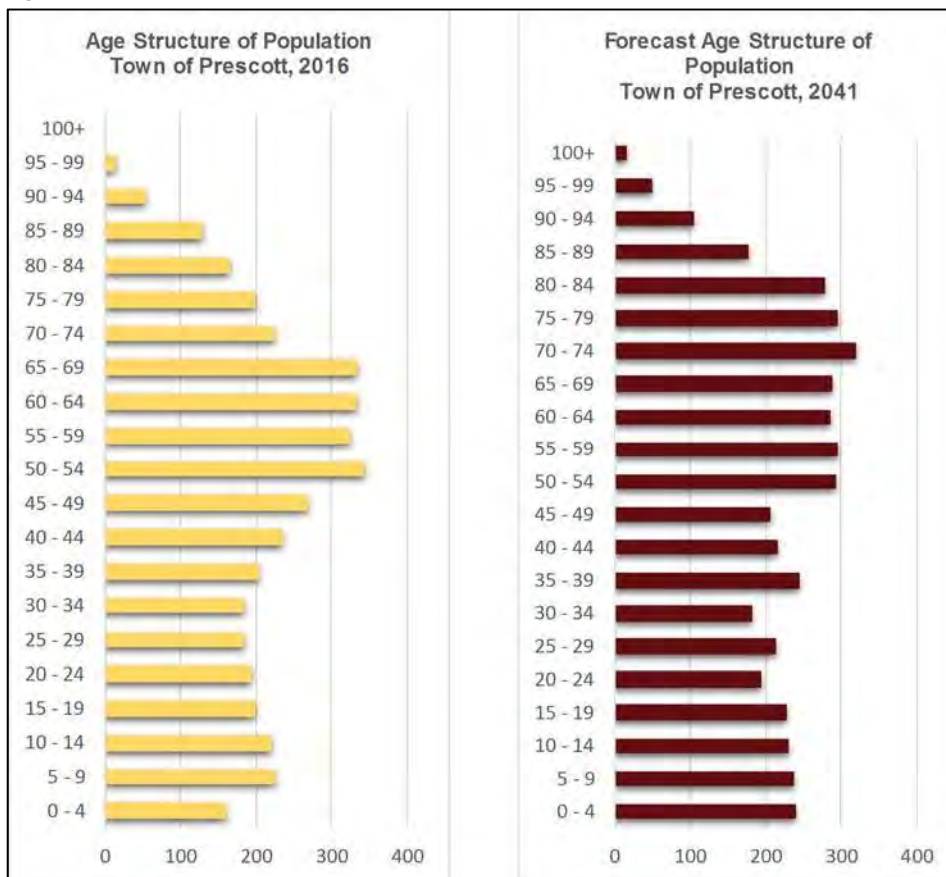
- The current broad economic and demographic trends are expected to continue over the forecast horizon. The Ontario economy is expected to continue to grow at a moderate pace over the coming decades, consistent with average rates of growth over recent decades. This growth will occur within the context of a continued shift towards employment providing services to the local residents (population-related employment) in an ever more service-sector-based economy.
- Migration has come to represent the largest share of population growth throughout Ontario; levels of natural increase continue to decline and in many areas are now negative, including much of Eastern Ontario, as already shown for Prescott. This is due to fertility rates below replacement levels for almost 50 years and the general aging of the population advanced by longer and longer life expectancies.
- As it has already been experience a natural decrease in population, population growth of just stability in Prescott will be entirely dependant on in-migration. Most migration has been and will likely continue to be intra-provincial migration, that is, migration within Ontario, most of which will be from neighbouring communities and other parts of Eastern Ontario. Proximity to Highway 416 allows longer-distance commuting to Ottawa from Prescott; something that has been the source of most of the growth in the communities abutting Ottawa, most notably in Kemptville in North Grenville.
- While Prescott and the broader United Counties of Leeds Grenville (UCLG) surrounding are likely to continue to experience the out-migration of significant numbers of young adults. In-migrants are also likely to continue to be of that age group from other areas and by a large net in-migration of those in their 30s and 40s, seeking (mostly) family-oriented housing. M modest net in-migration is expected to continue over the forecast period.

The forecasts which follow represent a best estimate of future growth and change based on the most current available data and assumptions about past and future economic and demographic conditions. Given an inherent uncertainty in long-term demographic and economic forecasting, regular reviews are prudent and it is recommended that the forecasts be revisited at each five-year official plan review. The forecasts are prepared by five-year intervals corresponding with the Census from a 2016 base to a 2041 horizon. The growth outlook for the 2019 to 2039 period is also

provided in order to identify the twenty-year planning period growth for the purposes of updating the *Town of Prescott Official Plan*. The forecast results indicate moderate growth in population over the period from 2016 to the 2041 planning horizon. Housing growth is anticipated to continue to out-pace population due to declining average household size.

A key consideration in forecasting future growth in Prescott is its aging population. In addition to natural decrease in population, declining average household sizes and a reduced size of working age population, an older population also has important specific implications for municipalities planning for future growth and development. Aging is a key consideration in the forecasts for a number of reasons including: an aging population requires different forms of housing, increases demand for assisted living arrangements and needs for different types of municipal services. The graphic below illustrates the age structure of the population at 2016 and as anticipated at 2041.

Figure 6

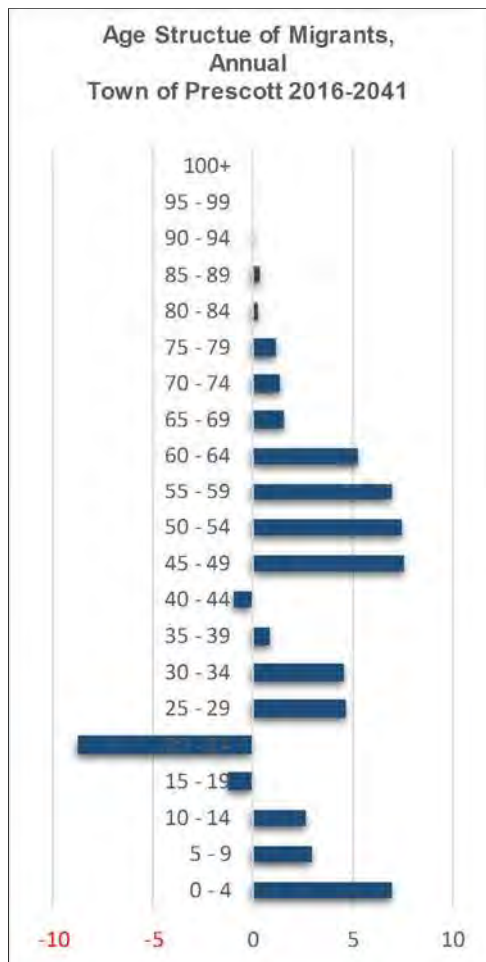


Source: Hemson Consulting Ltd. using data from Statistics Canada Census, 2016; Hemson, forecast.

Like Figure 1, the aging of specific population age groups can be traced in the forecast. The baby boom population can be generalized as those 50 to 69 in 2016 (broadly those born from 1946 to 1966, with the peak in 1959). By 2041, the baby boomers will be 75 to 95, but the drop in population related to sharply rising mortality rates for those over 80.

How does Prescott get to this forecast age structure? It is through a combination of the aging and natural decrease in the population and migration. The expected age structure of current and future migrants has already been described as the combination of losing young adults but gaining some older adults with children and many more retirees. Figure 7 indicates forecast net migration by age cohort over the 2016 to 2041 horizon.

Figure 7



Source: Hemson Consulting forecast.

The population, housing, and employment growth forecast results are provided in Tables 9 through 13 below.

Table 9

Forecast Population and Net In-Migration Town of Prescott, 2016 - 2041					
Year	Census Population	Net Change	Total Population¹	Net Change	Net In- Migration
2016	4,220		4,320		
2021	4,380	160	4,490	170	236
2026	4,480	100	4,590	100	161
2031	4,590	110	4,700	110	158
2036	4,700	110	4,810	110	189
2041	4,780	80	4,890	80	197
2016-2041		560		570	940

¹Total population including Census net undercoverage.

Source: Statistics Canada, 2016; Hemson Consulting, forecast.

Table 10

Forecast Household Growth Town of Prescott, 2016 - 2041			
Year	Households	Change	Compound Annual
2016	2,020		
2021	2,080	60	0.6%
2026	2,140	60	0.6%
2031	2,210	70	0.6%
2036	2,280	70	0.6%
2041	2,340	60	0.5%
2016-2041		320	

Source: Statistics Canada, 2016; Hemson Consulting, forecast.

Table 11 illustrates the historical and forecast average household size (persons per unit), the declines in which are the result of the aging population.

Table 11

Historical and Forecast Average Household Size (PPU) by Unit Type Town of Prescott, 2001-2041	
Year	Persons Per Unit
2001	2.17
2006	2.16
2011	2.13
2016	2.03
2021	2.05
2026	2.03
2031	2.02
2036	2.01
2041	1.99

Table 12

Forecast Total Place of Work Employment Town of Prescott, 2016 - 2041				
Year	Employment	Change	Compound Annual Growth Rate	Activity Rate
2016	2,250			53.3%
2021	2,290	40	0.4%	52.3%
2026	2,335	45	0.4%	52.1%
2031	2,390	55	0.5%	52.1%
2036	2,435	45	0.4%	51.8%
2041	2,470	35	0.3%	51.7%
2016-2041		220		

Source: Statistics Canada, 2016; Hemson Consulting, forecast.

The Town is anticipated to experience moderate growth over the forecast horizon to 2041, reaching a total population of 4,890 residents, in 2,340 households and an employment base of 2,470 jobs over the forecast horizon to 2041. The rate of household growth will continue to out-pace growth in population owing to the decline in average household size, an outcome of the continued aging of the population. Moderate employment growth within the context of a modest decline in activity rate is anticipated over the forecast horizon, in part also affected by the aging population and impact on labour force participation.

Based on the forecasts above, a 2019 to 2039 growth outlook for Prescott has been identified in order to provide a basis for managing growth and land use planning in the Town for a twenty-year planning period and updating the Official Plan, consistent with Provincial policy. The results are shown in Table 14 below.

Table 14

Forecast Population, Household and Employment Growth Town of Prescott, 2019-2039				
	Growth			
	2019	2039	Net Change	Compound Annual Growth Rate
Total Population	4,400	4,850	450	0.5%
Households	2,050	2,310	260	0.6%
Employment	2,270	2,450	180	0.4%

C. LAND SUPPLY REVIEW SUGGESTS SIGNIFICANT POTENTIAL TO ACCOMMODATE GROWTH OUTLOOK

A review and update to the Town's inventory of vacant and underutilized land supply was undertaken by Town staff and WSP as input to the *Town of Prescott Official Plan* review. The estimates of growth capacity are based on the information as provided. Mapping is shown in the attachment. As part of the growth management analysis, consideration was given to the potential of the inventory to accommodate residential and employment growth, in order to ensure the Town has an appropriate and sufficient designated supply to meet the demand from forecast growth over the twenty-year planning period.

The capacity of the Town to accommodate growth was tested by applying density assumptions based on direction from the Official Plan and on-the-ground to the identified land supply. The results are provided in Table 15 below, which suggest the Town has a sufficient amount of urban designated lands to meet the growth outlook for residential and non-residential growth to the 2039 horizon.

Table 15

Estimated Development Potential - Vacant & Underutilized Lands Town of Prescott, 2019				
Official Plan Designation	Vacant/Underutilized Land Area (Gross ha)	Vacant/Underutilized Land Area (Net ha)	Test Density (Units / Jobs per net ha)	Estimated Growth Potential (# of Units/Jobs)
Residential	48	31	36	1,116
Downtown Core	2	2	50	78
Employment Area	48	38	20	760
General Commercial	1	1	50	54
Highway Commercial	2	2	50	84

Source: Hemson Consulting based on information received from the Town of Prescott.

An estimated potential for growth of roughly 1,200 housing units and 900 jobs was identified.

D. CONCLUDING REMARKS

This memorandum has provided an overview of the growth management analysis and the results of the forecasts of population, housing and employment for the Town of Prescott for the 2016 to 2041 and the twenty-year planning period from 2019 to 2039. An assessment of the identified land supply inventory was also undertaken, suggesting sufficient capacity to accommodate the growth outlook.

The results will provide a key input to the next stages of the Town of Prescott Official Plan review and will provide a basis for updating official plan direction for managing growth and land use in Prescott to a 2039 planning horizon.

Attachment

Town of Prescott

Vacant & Underutilized Land Supply Inventory, 2020

Vacant-Underutilized Properties - Satellite Map



Town Properties - T1



ROLL 070801001000603

Waterfront - east of marina

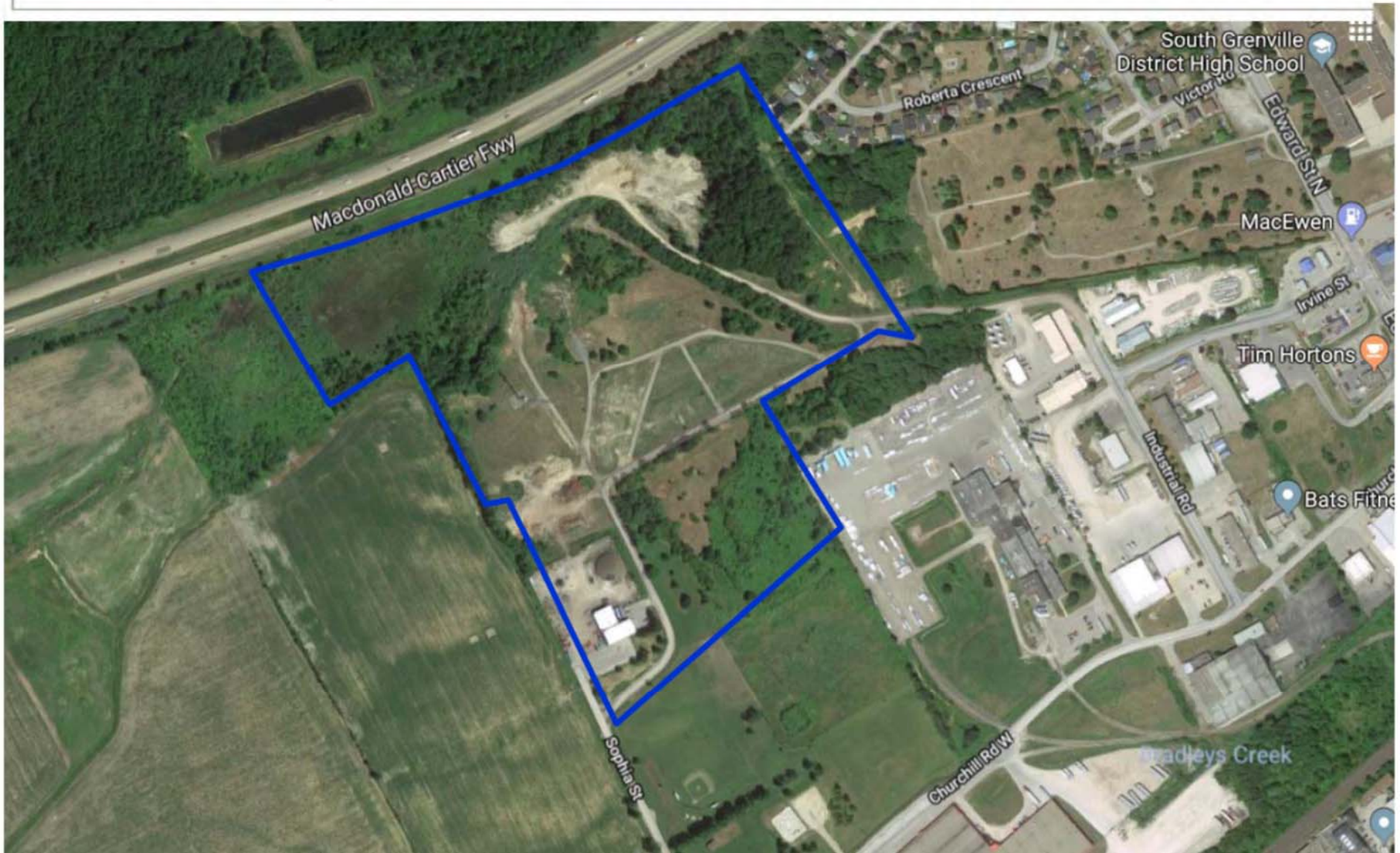


Town Properties - T2



ROLL 070804004500501

950 Sophia St.

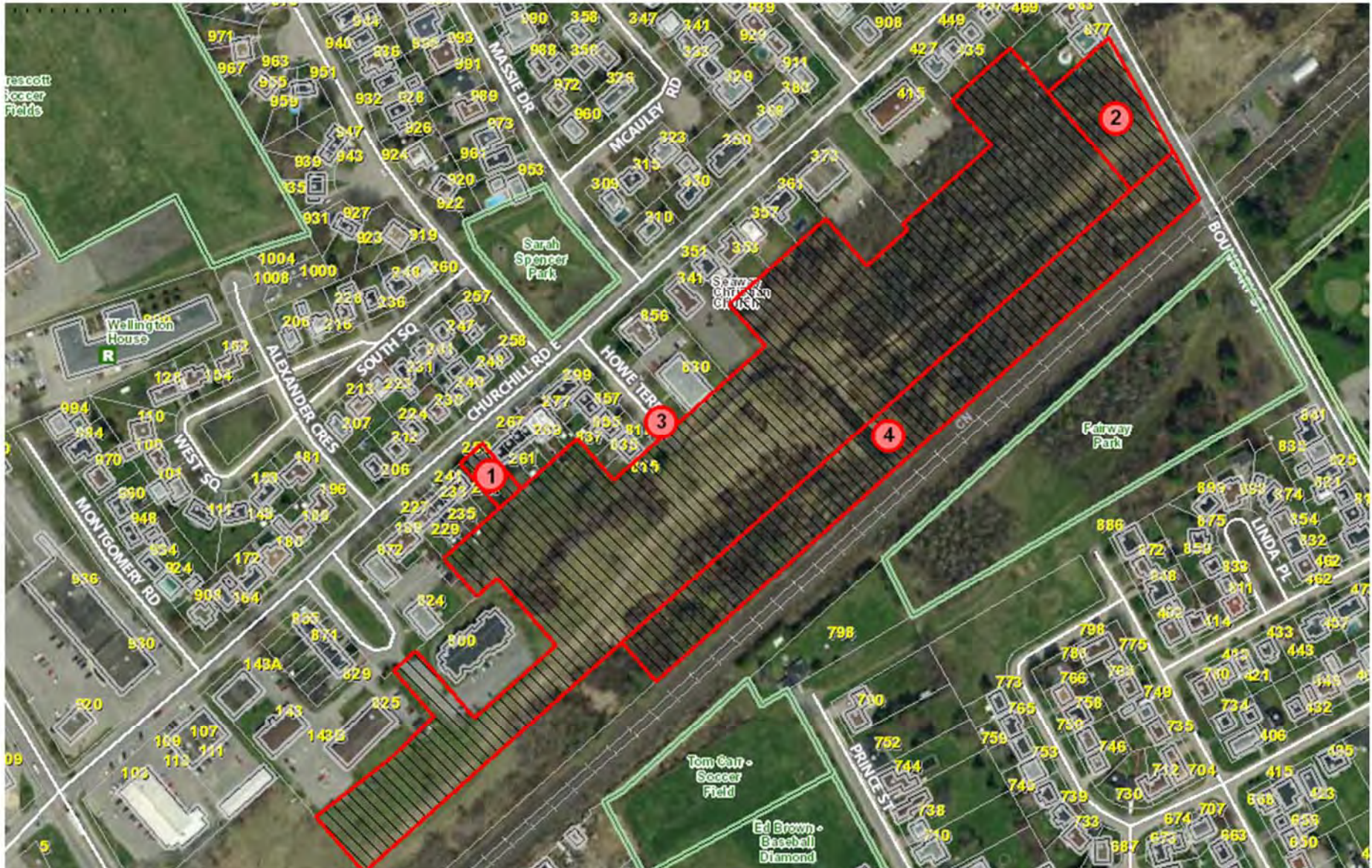


Town Properties - T3-6



ROLL 070804004002300, 070804004019300, 070804004000401,
070804004000403

Churchill/Boundary Rd. (Railway Adjacent)



Town Properties - T7



ROLL 070803003013800

691 Dibble St

Note: Property has been sold to Habitat for Humanity for the development of a single-detached dwelling.



Town Properties - T8

PRESCOTT
EST 1784

ROLL 070803003000400 - TENNIS COURTS



Town Properties - T9



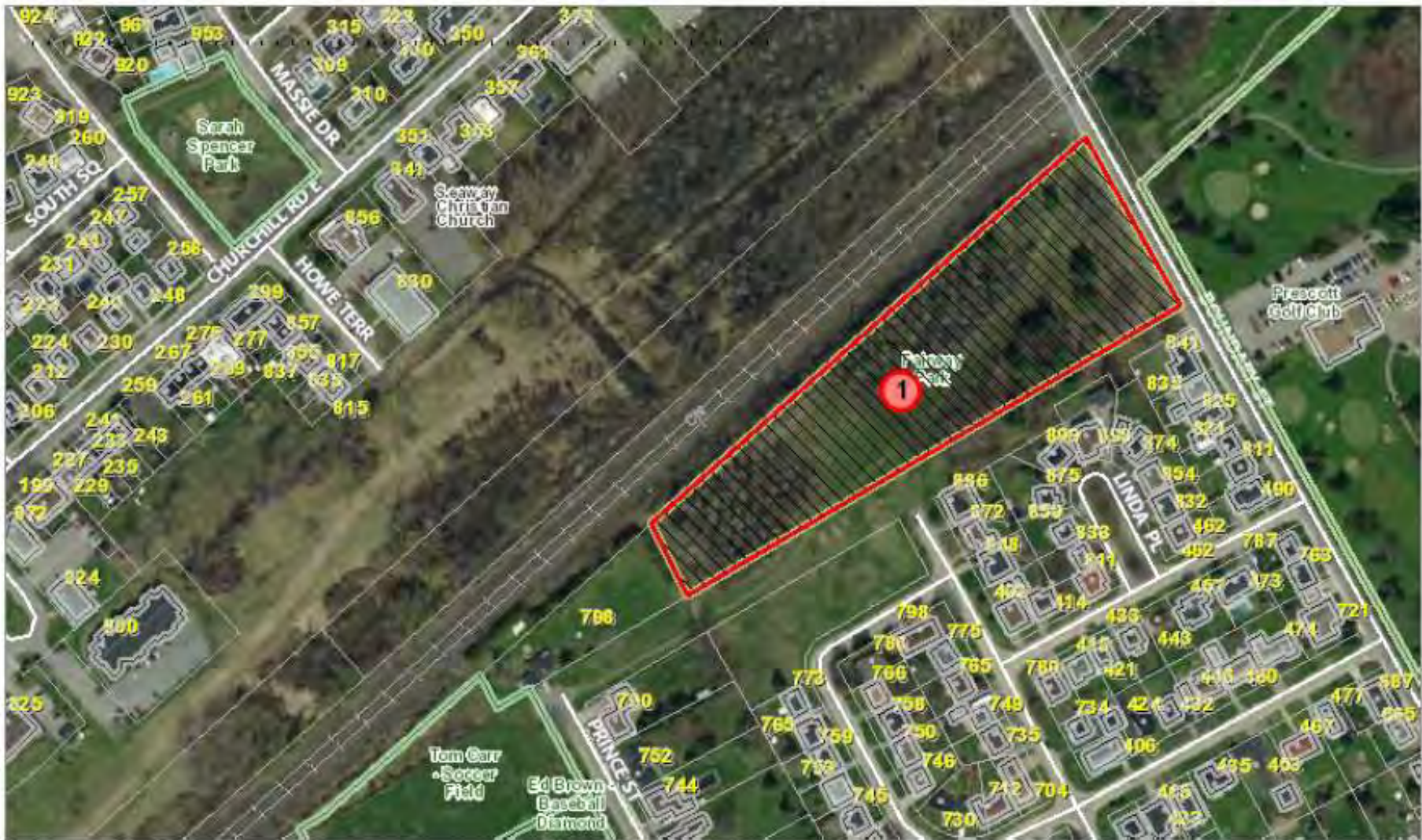
FISCHL/WOODLAND DR - TOWN OWNED PROPERTIES



Town Properties - T10

PRESCOTT
EST. 1764

ROLL 070801001526600 - FAIRWAY PARK

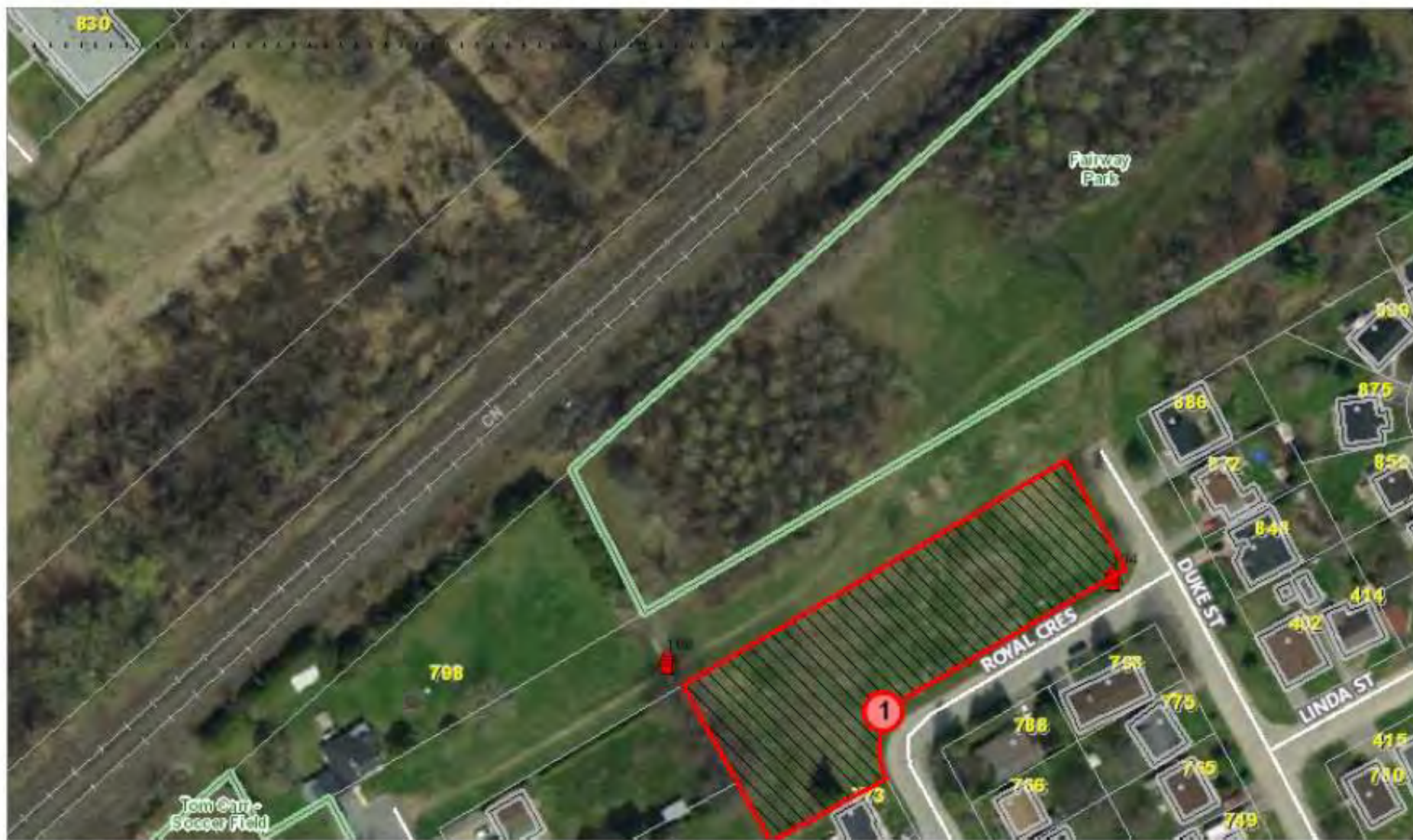


Map Printed On 2019-02-25 20:51

Town Properties - T11

PRESCOTT
EST 1784

ROLL 070801001524300 - FAIRWAY PARK ADJACENT

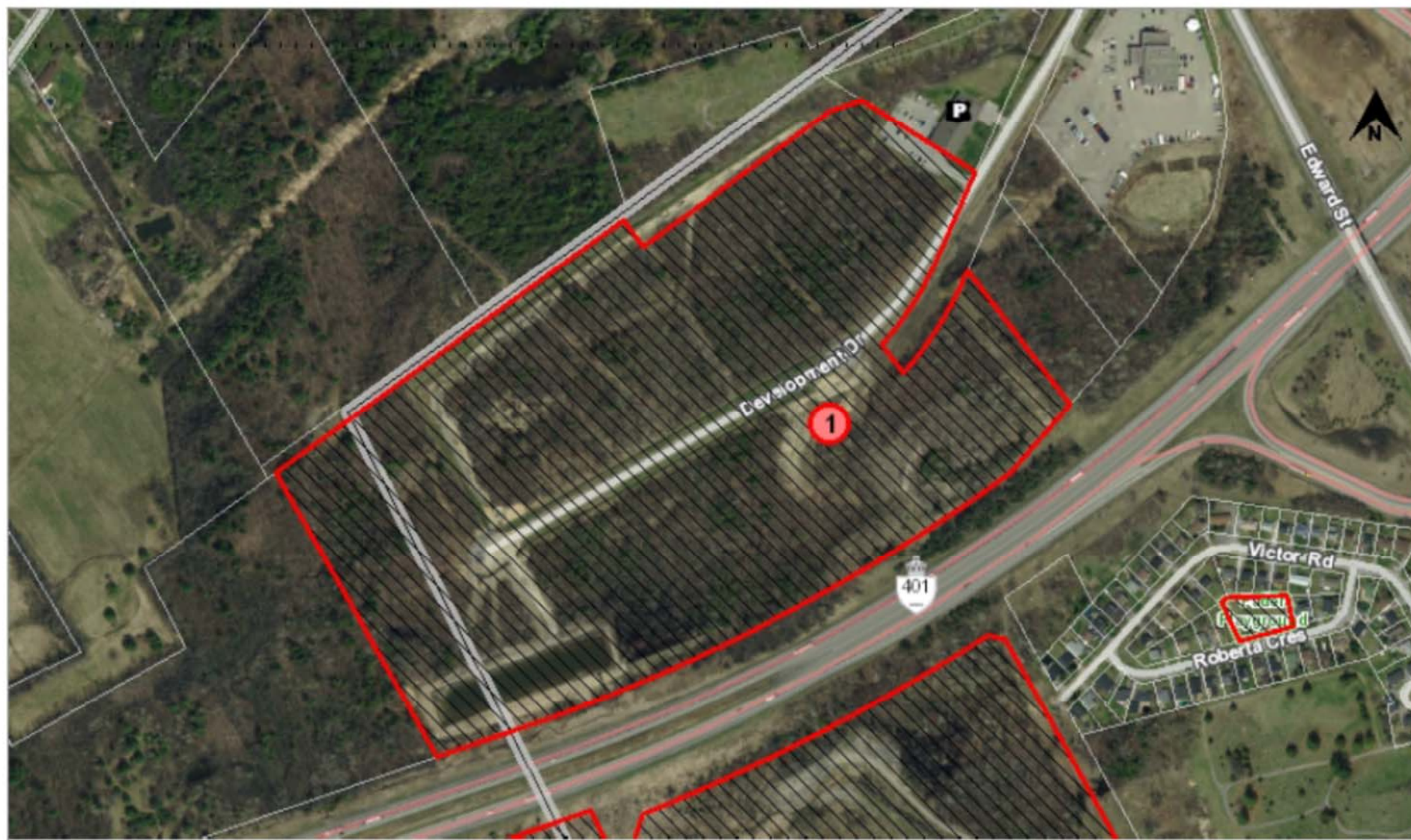


Town Properties - T12



TOWN OF PRESCOTT

ROLL 070804004510500

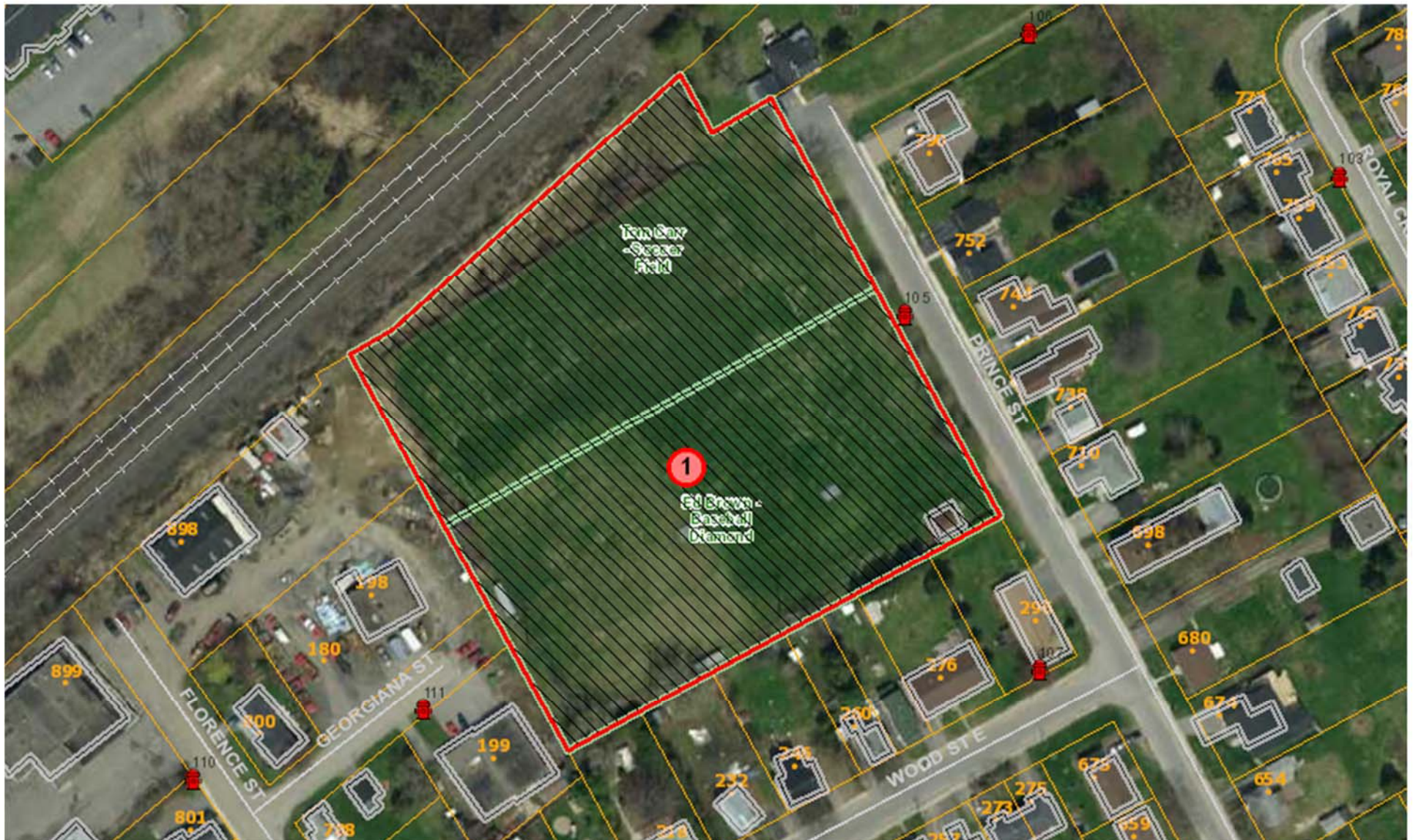


Town Properties - T13



ROLL 070801001519600

Tom Carr Soccer Field/Ed Brown Ball Diamond



Private Properties - P1

PRESCOTT
EST 1784

ROLL 070804004509700

Home Hardware Adjacent



Private Properties - P2



ROLL 070804004017253

South of Canadian Tire



Private Properties - P3



ROLL 070804004017200

Prescott Centre Dr-Boundary

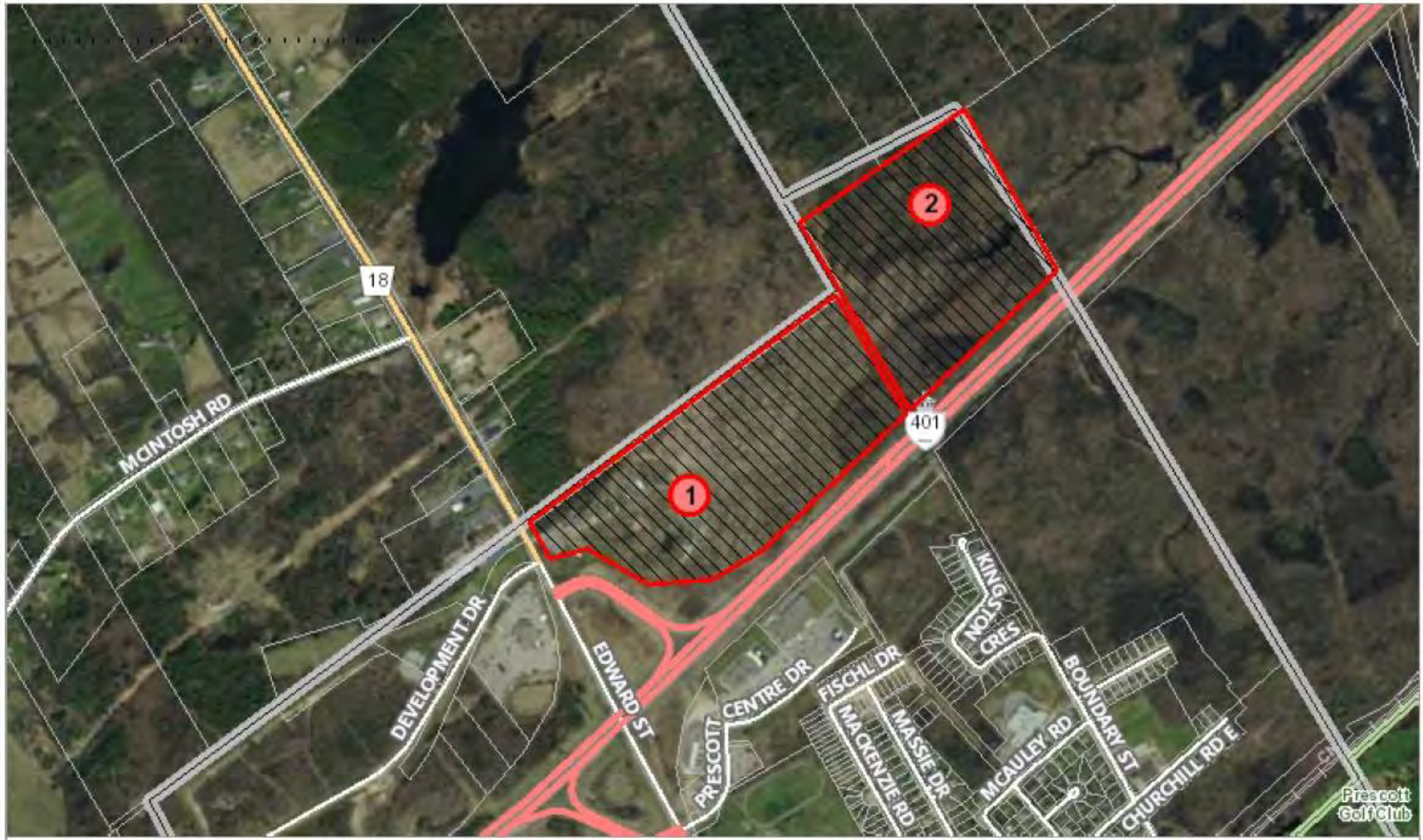


Private Properties - P4

PRESCOTT
EST 1784

ROLL 070804004010400

1500 Edward St. N



Private Properties - P5

PRESCOTT
EST 1794

ROLL 070804004509900

999 Edward St - Cemetery Adjacent



Private Properties - P6

PRESCOTT
EST 1784

ROLL 070801001000600

Fort Wellington Waterfront W



Private Properties - P7

PRESCOTT
EST 1754

ROLL 070801001000600

Fort Wellington Waterfront E

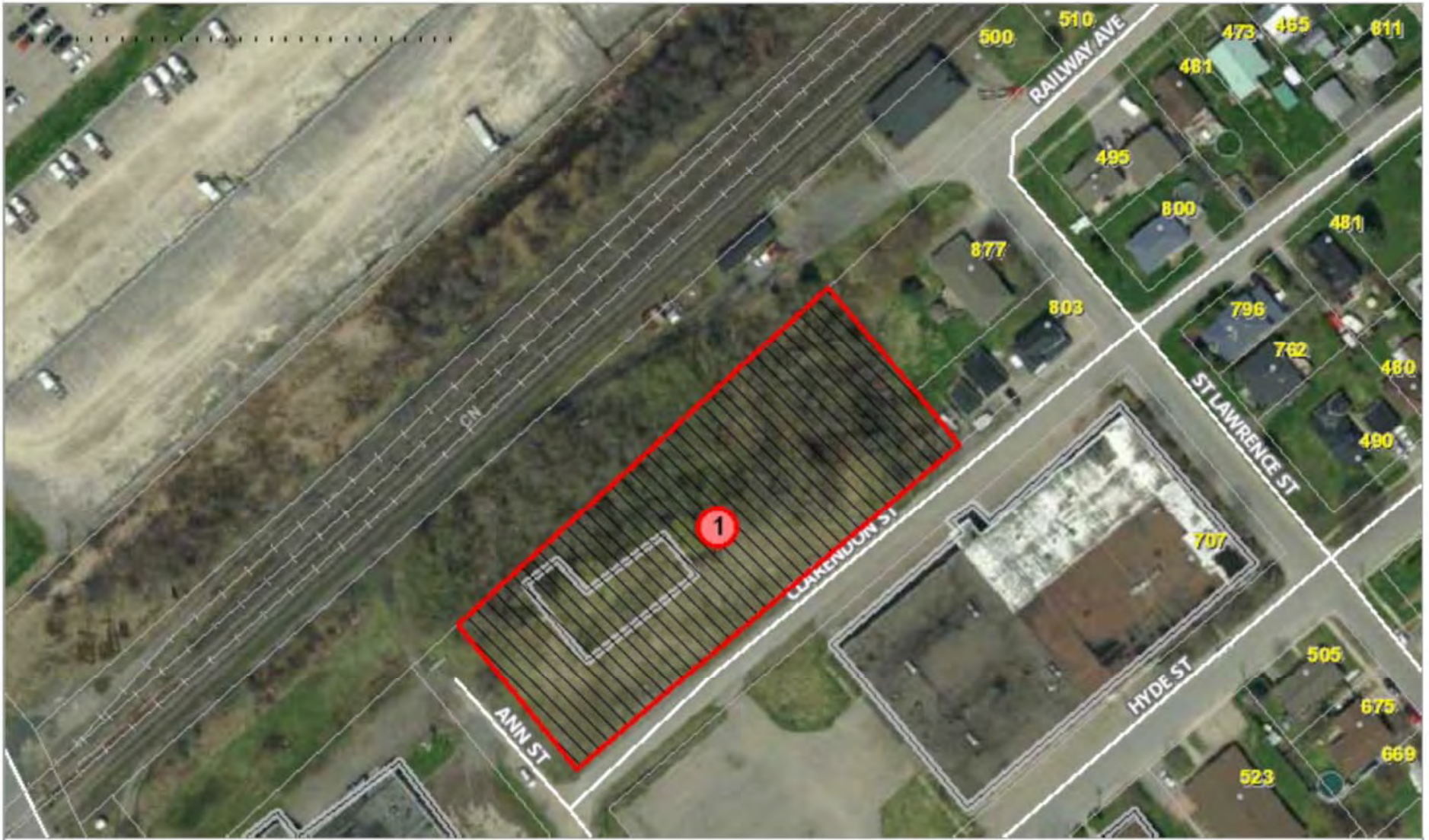


Private Properties - P8

PRESCOTT
EST 1784

ROLL 070803003508300

Ann St.-Railway

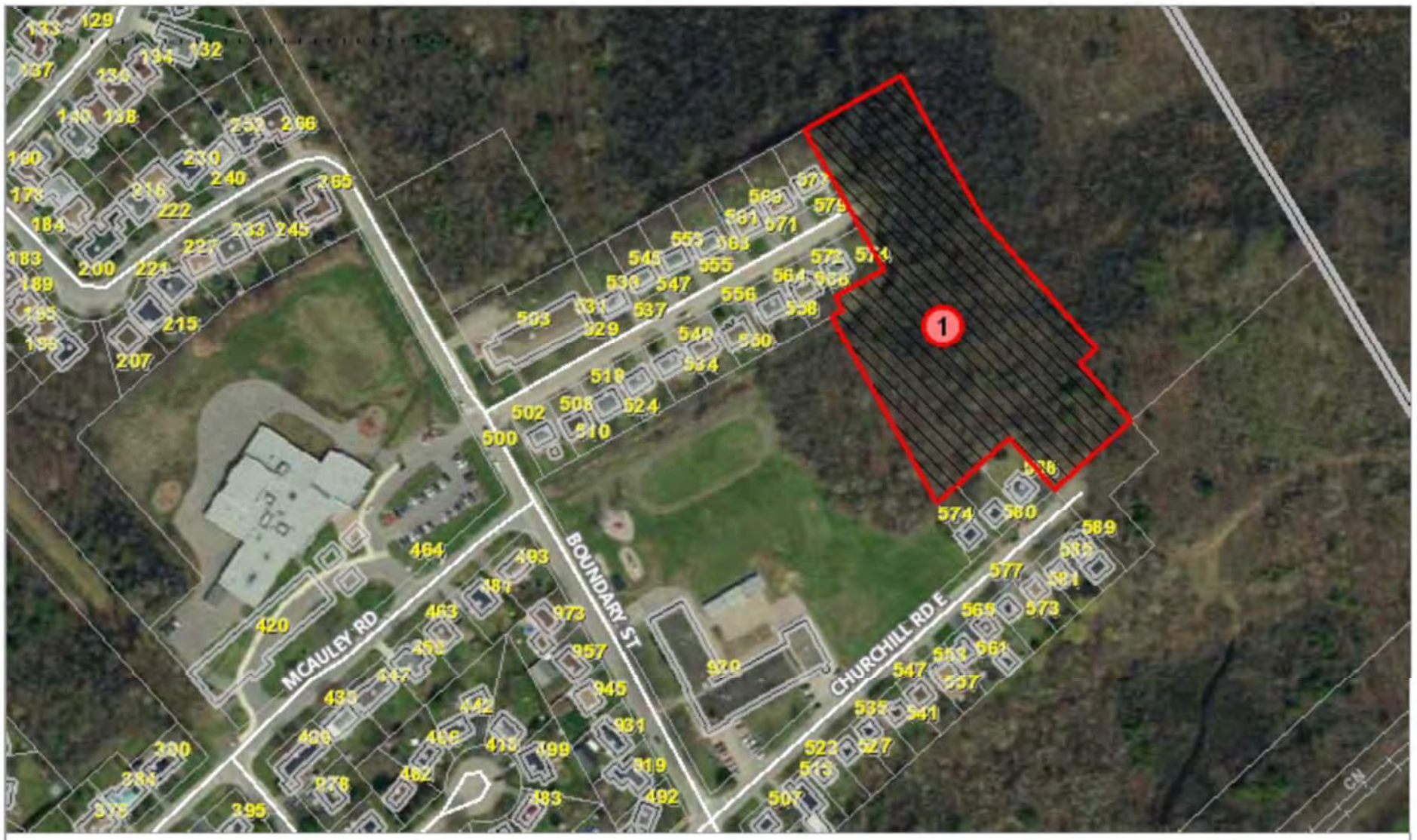


Private Properties - P9



ROLL 070804004020401

Churchill Rd. E - Leeds-Grenville Cty



Private Properties - P10



ROLL 070804004020402

Boundary St. E - Leeds-Grenville Cty

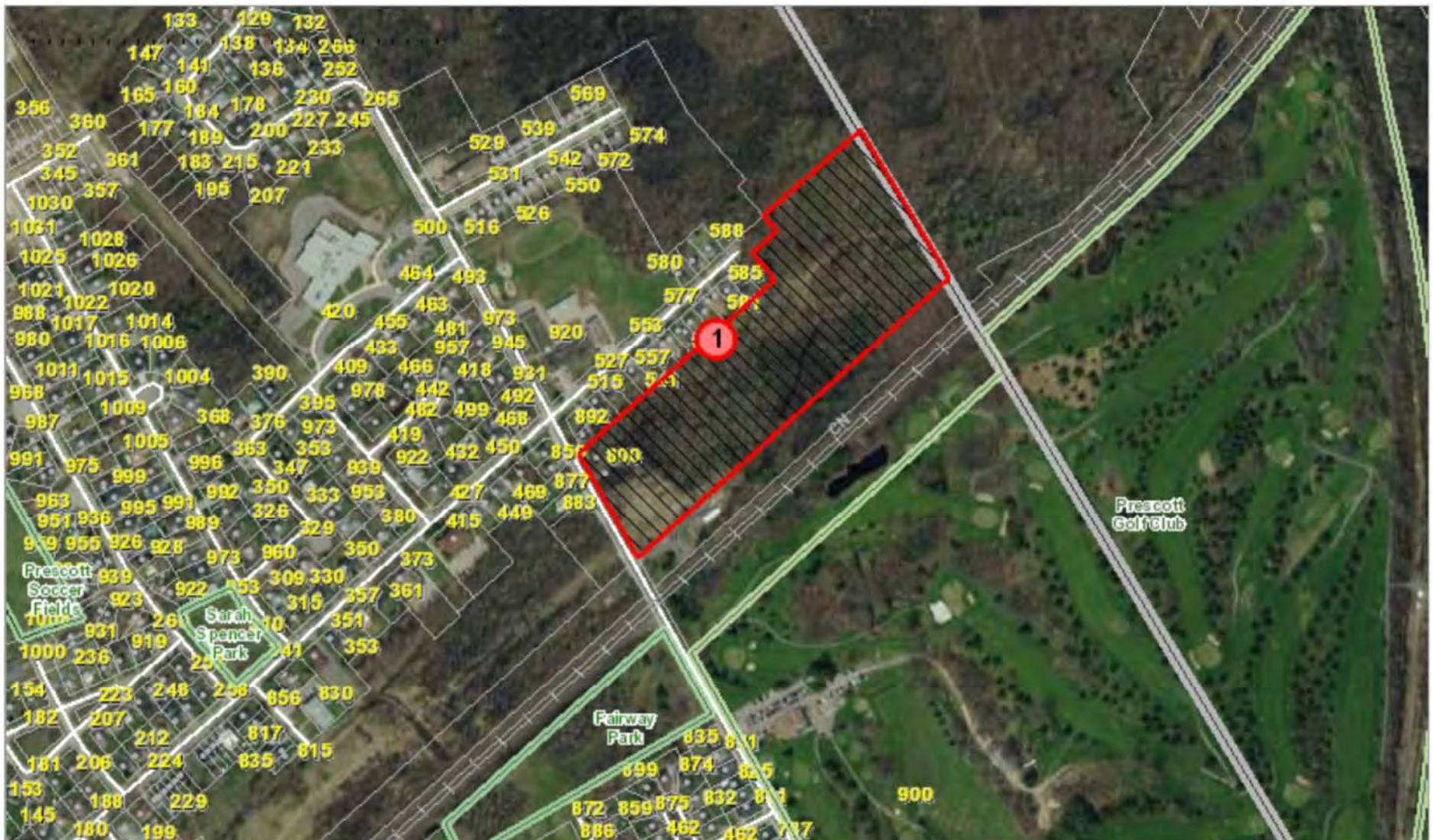


Private Properties - P11

PRESCOTT
EST 1784

ROLL 070804004006500

Boundary St. E - Habitat for Humanity

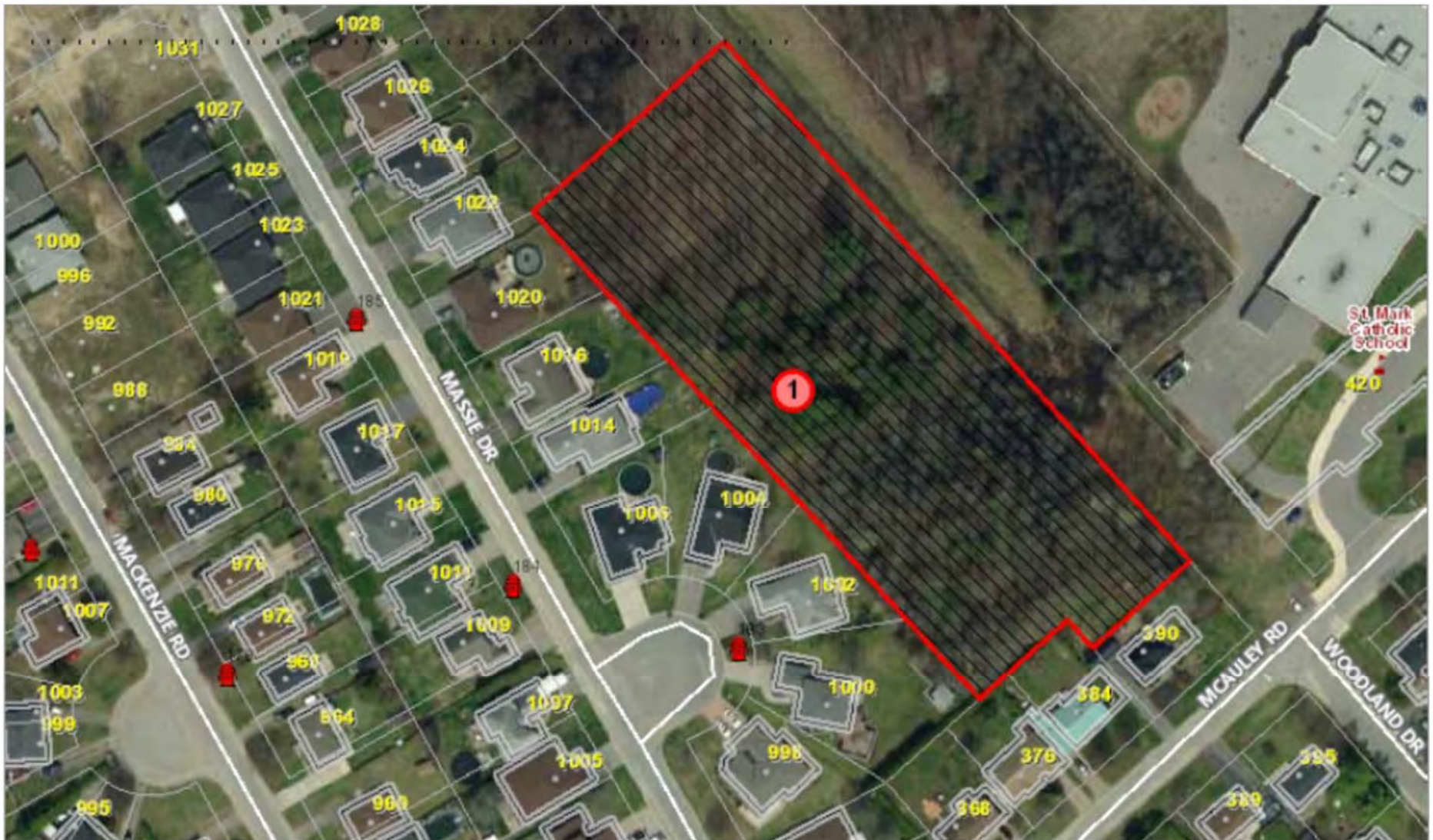


Private Properties - P12

PRESCOTT
EST 1784

ROLL 070804004017100 - WOODLAND DR

Owner: Inverwin Developments



Private Properties - P13



BENSON - 7137796 CANADA INC (DEVELOPMENT DR)

ROLL 070804004510504



Private Properties - P14



2386983 ONTARIO INC (DEVELOPMENT DR)

ROLL 070804004510503

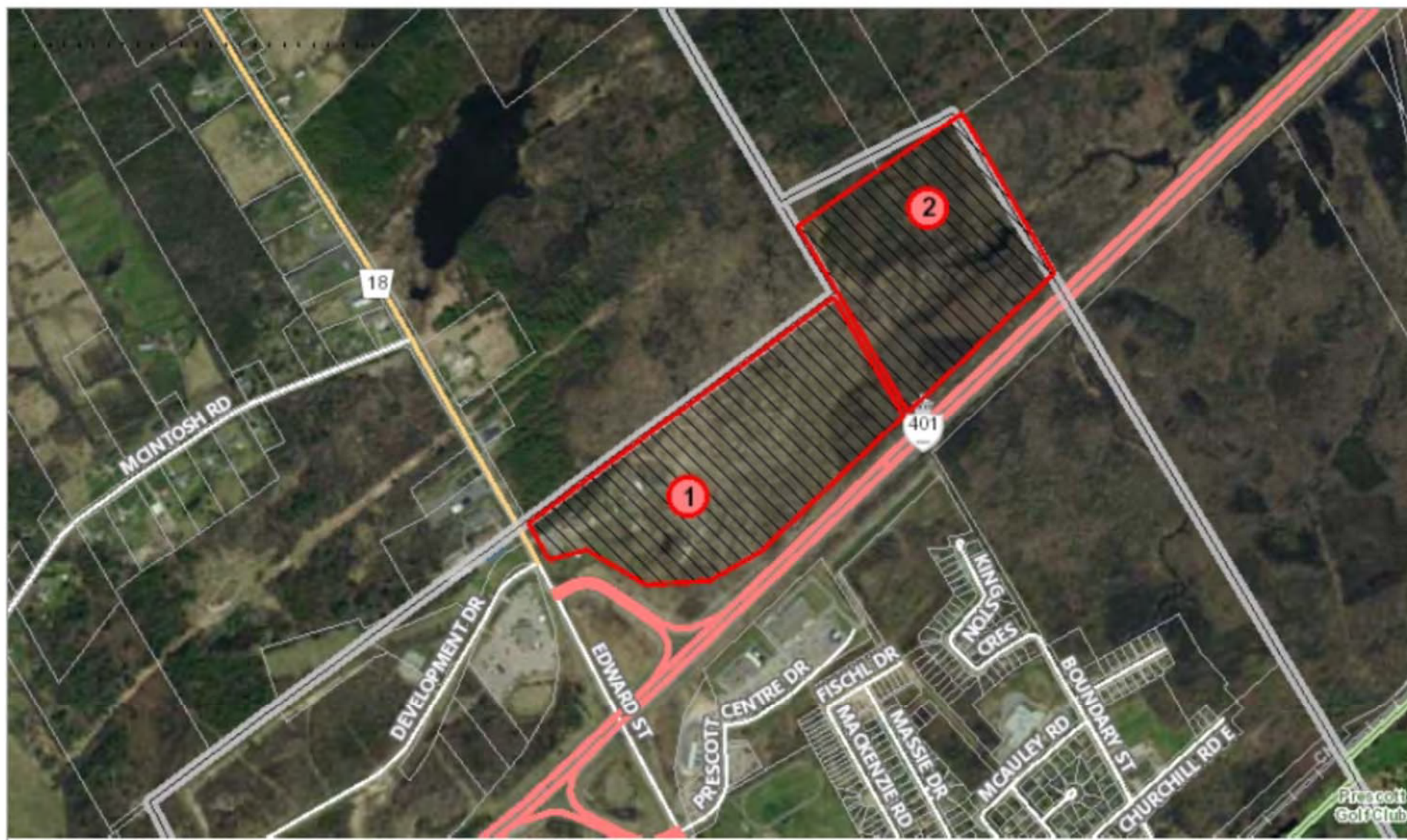


Private Properties - P15

PRESCOTT
EST 1794

ROLL 070804004010400

1500 Edward St. N



Private Properties - P16

PRESCOTT
EST. 1954

ROLL 070804004500505

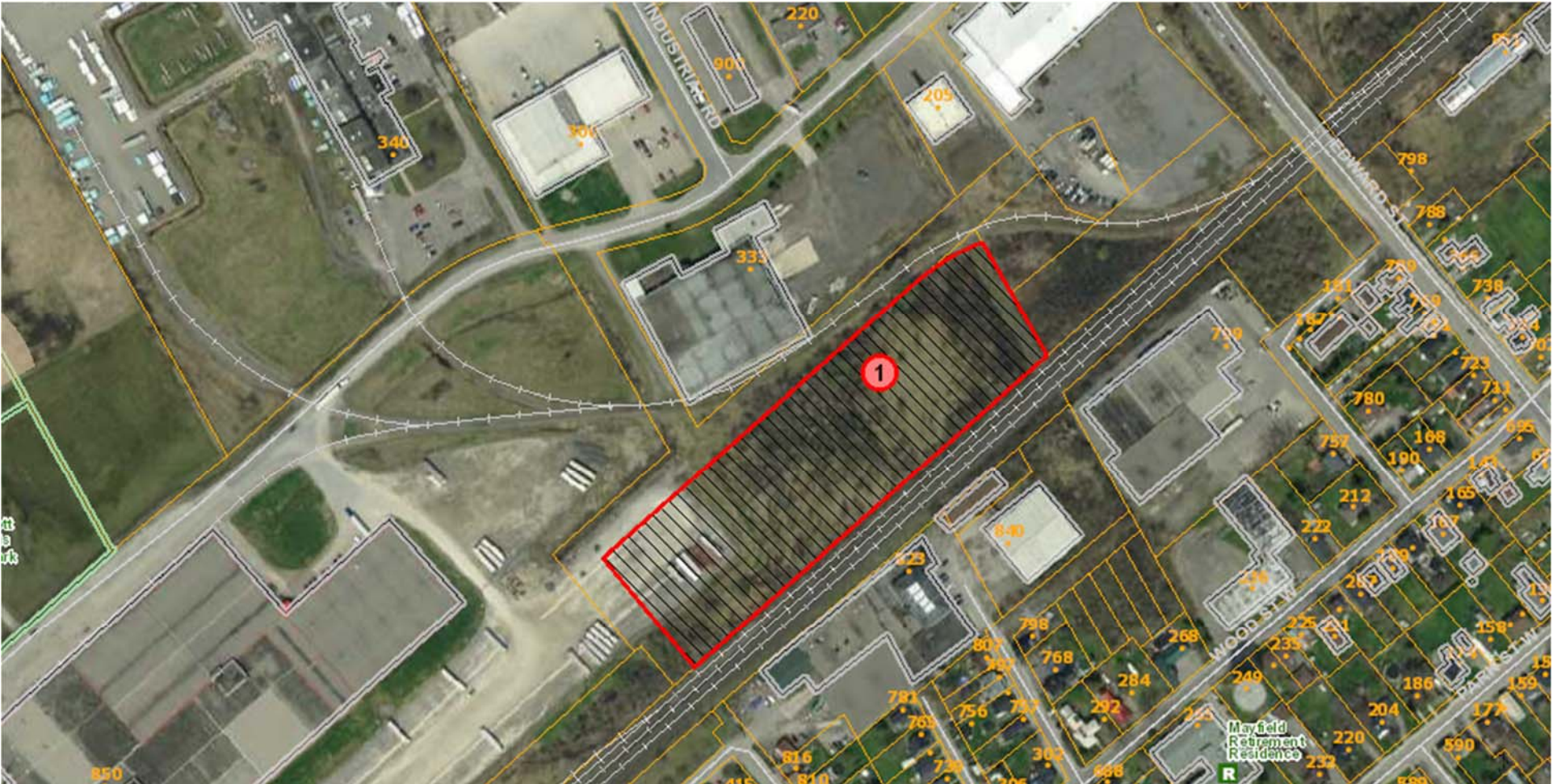
Portion of Ball Diamonds

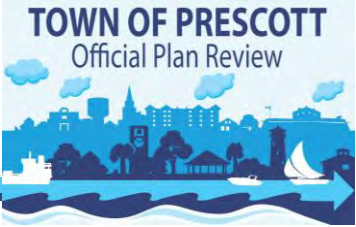


Private Properties - P17



ROLL 070804004500205
Churchill Rd/Prescott St





Appendix B:
2020 Provincial Policy Statement Review Table

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Appendix B – 2020 Provincial Policy Statement Review Table

The 2020 Provincial Policy Statement (PPS) replaced the 2014 PPS and came into effect on May 1, 2020. It is our understanding the existing Official Plan (OP) was updated in 2017/18 to conform to the 2014 PPS.

The following table summarizes new and/or revised PPS policies that are relevant to the Town, and identifies applicable sections of the Town's in-effect Official Plan.

The **blue** text in the 'Section and Policy' column indicates significant new information added, as per the 2020 PPS update. The ~~strikethrough~~ text notes text from the 2014 PPS that has been removed, as per the 2020 PPS update.

The 'Issues to be Addressed' column identifies PPS policy issues to be addressed through the Official Plan Review. Text identified in **red** are proposed policy issues to be addressed through the Official Plan Review.

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
1.0 Building Strong Healthy Communities		
1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns		
1.1.1 Healthy, liveable and safe communities are sustained by: b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing , affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; [...]	3.5.2 Policies (Housing)	Review policies for potential opportunities to increase multi-unit housing and other options for housing.
e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments , and	1.2 Vision and Guiding Principles (Principles 2 and 7)	Guiding Principles 2 and 7 include ensuring that growth and development occurs through sustainable and economically viable land use development patterns and ensuring that effective infrastructure services will be

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
standards to minimize land consumption and servicing costs; [...]		provided in a cost-efficient manner. No changes required.
i) preparing for the regional and local impacts of a changing climate	3.8 Energy Conservation, Air Quality and Climate Change	Consider mentioning the St. Lawrence River water levels as a result of climate change; the International Joint Commission is responsible for managing water levels and reported significant damage due to high water in 2017 and 2019.
<p>1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.</p> <p>Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.</p> <p>Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.</p>	<p>1.0 Introduction</p> <p>2.0 Land Use Policies</p>	<p>Consider updating the statement that the Official Plan constitutes the framework for land use planning in the Town of Prescott for the next 20 years, to 25 years.</p> <p>Consider updating language to reflect a time horizon of up to 25 years, as opposed to 20 years.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <p>d) prepare for the impacts of a changing climate;</p> <p>Land use patterns within settlement areas shall also be based on a range of uses and opportunities for</p>	3.8 Energy Conservation, Air Quality and Climate Change	Section 3.8 includes policies to reduce or minimize the adverse impacts associated with climate change. No changes required.

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.		
<p>1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p> <p>Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p>	Various	OP identifies the settlement area as an appropriate location for intensification and provides policy to continue to monitor the supply of residentially-designated land within the Town and the range of housing produced by type, tenure, and affordability. No changes required.
<p>1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that: a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;</p> <p>In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning</p>	Various	OP identifies settlement area as appropriate location for intensification and areas with adequate servicing for potential expansion. No changes required.

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p> <p>In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.</p>		
<p>1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided:</p> <ul style="list-style-type: none"> a) there would be no net increase in land within the settlement areas; b) the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality; c) prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e); and d) the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands. 	Various	OP intends to maintain an adequate supply of lands and permit the conversion of lands to other uses only at the time of a comprehensive review. No changes required.
<p>1.1.5.2 On rural lands located in municipalities, permitted uses are:</p> <ul style="list-style-type: none"> a) the management or use of resources; b) resource-based recreational uses (including recreational dwellings); c) residential development, including lot creation, that is locally appropriate; d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards; 	N/A	The Town of Prescott does not have any designated rural lands. No changes required.

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
e) home occupations and home industries; f) cemeteries; and g) other rural land uses.		
1.2 Coordination		
<p>1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including: a) managing and/or promoting growth and development that is integrated with infrastructure planning; h) addressing housing needs in accordance with provincial policy statements such as the Policy Statement: Service Manager Housing and Homelessness Plans.</p>	<p>3.5.2 Housing Supply</p> <p>4.2.2 Public Utilities</p>	<p>OP directs the development of new housing towards locations where appropriate levels of infrastructure and public services are available. No change required.</p> <p>OP policy included to ensure that the existence of a public utility or service does not entitle, justify, or otherwise permit the creation of a new use or the expansion of an existing use that is otherwise inconsistent with this OP. No change required.</p>
<p>1.2.2 Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters.</p>	None	Provide policy related to engaging with Indigenous communities and coordination on land use planning matters.
<p>1.2.6 Land Use Compatibility 1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.</p>	Various	OP identifies that mitigation measures are encouraged when odour, noise and other contaminants are present. No change required.

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.2.6.2</p> <p>Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:</p> <ul style="list-style-type: none"> a) there is an identified need for the proposed use; b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; c) adverse effects to the proposed sensitive land use are minimized and mitigated; and d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated. 		
1.3 Employment		
<p>1.3.1</p> <p>Planning authorities shall promote economic development and competitiveness by:</p> <ul style="list-style-type: none"> a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; [...] 	<p>3.1 Economic Development</p>	<p>OP identifies strategic sites through designations in order to promote economic development. No changes required.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.3.2.2 At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area.</p> <p>Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.</p>	Various	<p>Consider a review of employment areas as part of the OP review.</p>
<p>1.3.2.3 Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.</p> <p>Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.</p>	2.6 Employment Area	<p>OP recognizes that, since industrial uses have the potential to generate significant impacts on adjacent land uses, such development must be carefully located and designed.</p> <p>Further, Section 2.6.2, Policy 4, states, “Require heavy industrial uses to locate where land use compatibility can be achieved through separation distances and implementation of appropriate mitigation.”</p> <p>Section 2.6.2, Policy 8 recommends the consideration of design guidelines for industrial development that address items such as massing, façade treatment, and landscaping.</p> <p>Consider requiring employment areas planned for industrial and manufacturing uses to justify appropriate transition to adjacent non-employment areas.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.3.2.4 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.</p> <p>1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following: a) there is an identified need for the conversion and the land is not required for employment purposes over the long term; b) the proposed uses would not adversely affect the overall viability of the employment area; and c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.</p>	2.6 Employment Area	Section 2.6.2, Policy 10 of the OP states, "Maintain an adequate supply of lands designated Employment Area, and only permit the conversion of lands to other uses at the time of a comprehensive review where it has been demonstrated that the lands are not required over the long term and that there is a need for the conversion." No change required.
<p>1.3.2.7 Planning authorities may plan beyond 2025 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.</p>	<p>1.0 Introduction</p> <p>2.0 Land Use Policies</p> <p>2.6 Employment Area</p>	Consider planning for beyond 25 years for the long-term protection of employment areas, as per the 25-year planning horizon.

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
1.4 Housing		
<p>1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</p> <p>a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p> <p>Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>	<p>3.5.2 Housing Supply</p> <p>4.2 Public Services and Utilities</p>	<p>Provide the ability to accommodate residential growth for a minimum of 15 years instead of 10 years, as outlined in Section 3.5.2 Policy 1 in the OP.</p> <p>Include a policy to maintain a minimum 5-year supply (instead of a 3-year supply) of residential land with servicing capacity through lands zoned to facilitate residential intensification and redevelopment, as outlined in Section 3.5.2 Policy 1 in the OP.</p> <p>Revise Section 4.2, Policy 6, as per the new threshold: "Continue to monitor annually the capacity of Town-owned utilities and services to ensure that sufficient capacity exists to accommodate the 3- and 10-year housing supply targets specified in Policy 3.5.2.1. Monitoring will inform the five-year capital budget for such utilities and services".</p>
<p>1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of housing which is affordable to low</p>	Various	<p>Ensure OP policies align with the United Counties of Leeds and Grenville Housing and Homelessness Plan 2014-2024.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>and moderate income households and which aligns with applicable housing and homelessness plans.</p> <p>However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;</p> <p>b) permitting and facilitating:</p> <p>1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and</p> <p>2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;</p> <p>e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; [...]</p>		
1.6 Infrastructure and Public Service Facilities		
<p>1.6.4 Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.</p>	<p>Section 1.2 Vision and Guiding Principles</p> <p>Section 4.2 Public Services and Utilities</p>	<p>OP recognizes the need to “ensure appropriate development which will not pose a danger to public safety or health or result in negative property or environmental impacts” in Guiding Principle 6 in Section 1.2 of the OP. No changes required.</p> <p>Further, the OP states that, “Such public and private services and utilities must be provided concurrently with new development for the health, safety, and welfare of Prescott resident”, as per Section 4.2 of the OP.</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.6.6.1 Planning for sewage and water services shall:</p> <p>a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: ...</p> <p>b) ensure that these systems are provided in a manner that:</p> <p>1. can be sustained by the water resources upon which such services rely;</p> <p>2. prepares for the impacts of a changing climate;</p> <p>3. is feasible and financially viable over their lifecycle;</p> <p>and ...</p> <p>e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.</p>	Various	OP recognizes the important of reducing or minimizing the adverse impacts associated with climate change. No changes required.
<p>1.6.6.3 Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.</p>	Section 3.5.2 Housing Policy	Consider providing explicit policy regarding the preferred form of servicing for multi-unit/lot development where municipal sewage services and municipal water services are not available.

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.</p> <p>At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.</p>	Various	Assess the long-term impacts on individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas.
<p>1.6.6.5 [...] Where partial services have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in rural areas in municipalities may be permitted where this would</p>	n/a	The Town of Prescott does not have any designated rural lands. No changes required.

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In accordance with subsection (a), the extension of partial services into rural areas is only permitted to address failed individual on-site sewage and individual on-site water services for existing development.		
<p>1.6.6.7 Planning for stormwater management shall:</p> <p>a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;</p> <p>b) minimize, or, where possible, prevent increases in contaminant loads;</p> <p>c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;</p> <p>d) mitigate risks to human health, safety, property and the environment;</p> <p>e) maximize the extent and function of vegetative and pervious surfaces; and</p> <p>f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.</p>	Various	OP addresses Ministry of the Environment, Conservation and Parks (MECP) (formerly Ministry of the Environment and Climate Change) guidelines for Stormwater Management plan (SWP). No changes required.
<p>1.6.8 Transportation and Infrastructure Corridors</p> <p>1.6.8.5 The co-location of linear infrastructure should be promoted, where appropriate.</p>	4.1 Traffic and Circulation	<p>Consider providing policy that states the co-location of linear infrastructure should be promoted, where appropriate.</p> <p>Consider adding policies for areas north of Highway 401, and developments that may</p>

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
		span municipal borders between neighbouring municipalities.
<p>1.6.11 Energy Supply</p> <p>1.6.11.1</p> <p>Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems, to accommodate current and projected needs.</p>	3.8 Energy Conservation, Air Quality and Climate Change	OP addresses energy conservation and supports and encourages alternative energy systems and renewable energy sources for both residential and non-residential developments. No changes required.
1.7 Long-Term Economic Prosperity		
<p>1.7.1 Long-term economic prosperity should be supported by:</p> <p>...</p> <p>b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;</p> <p>i) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network;</p> <p>j) promoting energy conservation and providing opportunities for development of renewable increased energy systems and alternative energy systems, including district energy supply;</p>	3.5.1 Housing Goals (Policy 3)	<p>The OP contains housing goals as outlined in Section 3.5.1. These goals include encouraging the production of new and renovated housing in the Town with a range of types and costs and maintaining an appropriate supply of land in the Town for housing. No change required.</p> <p>Further, the Town of Prescott does not have any designated agricultural lands. No changes required.</p>
1.8 Energy Conservation, Air Quality and Climate Change		
1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:	3.8 Energy Conservation, Air Quality and Climate Change	OP addresses energy conservation and supports and encourages alternative energy systems and renewable energy sources for both residential and non-residential developments. No changes required.

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion</p> <p>f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and</p>		
2.0 Wise Use and Management Resources		
2.2 Water		
<p>2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:</p> <p>c) evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;</p>	3.8 Energy Conservation, Air Quality and Climate Change	Consider policies regarding evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level.
2.3 Agriculture		
<p>2.3.2 Planning authorities are encouraged to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.</p>	3.2 Environmental and Natural Heritage Management	The Town of Prescott does not have any designated agricultural lands. No changes required.
<p>2.3.3.3 New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.</p>	3.2 Environmental and Natural Heritage Management	The Town of Prescott does not have any designated agricultural lands. No changes required.
2.5 Mineral Aggregate Resources		
<p>2.5.2.4 Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be</p>	n/a	The Town of Prescott does not have any designated mineral aggregate resources lands. No changes required.

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.		
2.6 Cultural Heritage and Archaeology		
2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.	3.4 Cultural Heritage Conservation and Preservation	Section 3.4.2, Policy 17 states, "Require consultation with Indigenous communities on any Stage 2 archaeological assessment report that identifies areas of historical interest or potential for aboriginal artifacts". No change required.
3.0 Protecting Public Health and Safety		
3.2 Human-Made Hazards		
3.2.3 Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.	Various	Consider adding policies related to on-site and local re-use of excess soil through planning and development approvals in the OP.
4.0 Implementation and Interpretation		
Some policies have been removed/revised. However, no significant changes to note.	n/a	No change required.
5.0 Figure 1 Natural Heritage Protection Line		
n/a	n/a	n/a

2020 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
6.0 Definitions		
Numerous definition changes.	Section 1.4 Legislative Context	<p>The Official Plan does not include a definitions section.</p> <p>Section 1.4 of the OP includes the following: “The Provincial Policy Statement includes definitions of numerous significant terms used in its policies. These definitions will apply to instances in this Plan where the same terms are used, for instance in reference to “development”, “adjacent lands”, or “sensitive land uses”, among others. Where this Plan employs a different meaning for a term defined in the Provincial Policy Statement, this will be specifically identified in the text of the Plan.”</p> <p>Ensure policies align with new PPS definitions.</p>

